



TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931
TELEPHONE (530) 872-6291 FAX (530) 877-5059
www.townofparadise.com

Planning Commission Staff:

Susan Hartman, Community Development Director

Planning Commission Members:

James Clarkson, Vice Chair
Lynn Costa, Commissioner
Kim Morris, Commissioner
Stephanie Neumann, Commissioner
Anita Towslee, Commissioner

PLANNING COMMISSION AGENDA

6:00 PM – June 16, 2020

In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, please contact Community Development Director Hartman, at 872-6291 ext. 114 at least 48 hours in advance of the meeting. Hearing assistance devices for the hearing impaired are available from the Presiding Clerk. Members of the public may address the Planning Commission on any agenda item. If you wish to address the Planning Commission on any matter on the Agenda, it is requested that you complete a "Request to Address Council/Commission" card and give it to the Presiding 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 a majority of the Planning Commission within 72 hours of a Regular Meeting will be available for public inspection at the Town Hall in the Town Clerk or Community Development Services 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

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

ROLL CALL

1. APPROVAL OF MINUTES

- 1a. Approve Regular Meeting Minutes of May 19, 2020.

2. COMMUNICATION

- 2a. Swear in of newly appointed Planning Commissioner Lynn Costa.
2b. Recent Council Actions
2c. Staff Comments

3. PUBLIC COMMUNICATION

Public Communication Participation

In accordance with Governor Newsom's Executive Order N-29-20, remote public participation is allowed in the following ways:

The Planning Commission meeting is available to be viewed on live-stream at <https://livestream.com/townofparadise>

Public comment will be accepted by email with the subject line PUBLIC COMMENT ITEM ___ to usmith@townofparadise.com prior to 5:30 p.m. on the day of the meeting and will be posted online. Please limit the comments to 400 words or less. If you are unable to provide your comments in writing, please contact the Clerk's office for assistance at (530) 872-6291.

Public comment may be submitted by telephone during the meeting, prior to the close of public comment on an item by calling (530) 872-5951 at the time indicated by the Chair. Alternately you may send an email with the subject line:

TELEPHONE PUBLIC COMMENT ITEM ___ to the Town Clerk and include your telephone number and the Chair will call you during public comment, usmith@townofparadise.com

Disabled persons may request reasonable modifications or accommodations relating to the use of telephonic or electronic observation and participation prior to the Council meeting by contacting the Town Clerk at (530) 872-6291 ext. 101.

*** PUBLIC HEARING PROCEDURE ***

- | | |
|-----------------------------------|--------------------------------|
| A. Staff comments | C. Close hearing to the public |
| B. Open the hearing to the public | D. Commission discussion |
| 1. Project applicant | E. Motion |
| 2. Parties for the project | F. Vote |
| 3. Parties against the project | |
| 4. Rebuttals | |

NOTE: Pursuant to Planning Commission Resolution No. 96-001, any person may speak before the Commission regarding the matter under consideration for a maximum of five minutes unless granted additional time by the Chair. "In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, please contact the Community Development Dept., at 872-6291 at least 48 hours in advance of the meeting."

4. CONTINUED PUBLIC HEARING - None

5. PUBLIC HEARING

- 5a. SINGH SITE PLAN REVIEW PERMIT MODIFICATION APPLICATION (PL19-00124):** Planning Commission consideration of a site plan review permit modification approval to allow the proposed replacement of two existing fuel dispensers and the addition of a new concrete fuel island with two dispensers and new overhead canopy connected to an existing underground fuel tank at an existing gas station. The project site is a 0.79-acre property zoned Community Commercial (CC), located at 8229 Skyway, Paradise and further identified as Assessor Parcel Number 051-141-006. (ROLL CALL VOTE)

6. OTHER BUSINESS

7. COMMITTEE ACTIVITIES

8. COMMISSION MEMBERS

8a. Identification of future agenda items (All Commissioners/Staff)

9. 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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PLANNING COMMISSION MINUTES

**May 19, 2020
6:00 PM**

CALL TO ORDER by Acting Chair Clarkson at 6:00 p.m. who led the pledge of Allegiance to the Flag of the United States of America.

PLANNING COMMISSIONERS PRESENT: Kim Morris, Anita Towslee and Acting Chair Clarkson.

PLANNING COMMISSIONERS ABSENT: Stephanie Neumann.

Deputy Town Clerk Smith read the following:

In accordance with Governor Newsom's Executive Order N-29-20, remote public participation is allowed in the following ways:

Town Council meetings are available to be viewed on live-streamed at <https://livestream.com/townofparadise>

Public comment will be accepted by email with the subject line PUBLIC COMMENT ITEM ___ to dvolenski@townofparadise.com prior to 5:30 p.m. on the day of the meeting and will be read into the record during public comment. Written comments are subject to the regular time limitations of three minutes per speaker, please limit to 200 words or less. If you are unable to provide your comments in writing, please contact the Town Clerk's office for assistance at (530) 872-6291.

Public comment may be submitted by telephone during the meeting, prior to the close of public comment on an item by calling (530) 872-5951 at the time indicated by the Mayor. Alternately you may send an email with the subject line:

TELEPHONE PUBLIC COMMENT ITEM ___ to the Town Clerk dvolenski@townofparadise.com prior to 5:30 p.m. on the day of the meeting, include your telephone number and the Mayor will call you during public comment.

Disabled persons may request reasonable modifications or accommodations relating to the use of telephonic or electronic observation and participation prior to the Council meeting by contacting the Town Clerk at (530) 872-6291 ext. 102.

1. APPROVAL OF MINUTES

a. **MOTION by Morris, seconded by Towslee**, approved the regular meeting minutes April 21, 2020 regular meeting minutes. Roll call was unanimous.

2. COMMUNICATION – Community Development Director Susan Hartman gave the commissioners an overview of recent council action. The appeal for the Anderson project did not pass, the commissioner's decision was upheld. The council agreed to the contract award for Tetra Tech, a contract for arborist service for the private tree removal program.

3. PUBLIC COMMUNICATION - None

4. CONTINUED PUBLIC HEARING - None

5. PUBLIC HEARING

5a. **Quinn Use Permit Application (PL20-00107)** The project applicant is requesting Town of Paradise approval of a use permit application proposing the establishment of a construction sales and services office on a 0.52 acre property zoned Community Commercial (CC) and located at 6207 Clark Road and further identified as Assessor Parcel No. 053-040-060.

Associate Planner Christopher Smith gave an overview of the project. Which includes a temporary commercial office building and storage which is exempt from CEQA. Comments from the staff are favorable.

Acting Chair Clarkson opened the public hearing at 6:08p.m.

Applicant Kelly Quinn spoke about his project and his intent to put a home and a shop on the property eventually.

Community Development Director Hartman asked where the house would be located.

Commissioner Morris asked about the portable toilet when the site development requires something else.

Hartman clarified Quinn has a temporary use permit currently the conditions for the application is to fix the septic tank.

Clarkson suggested asking around on choosing the correct plants for his site.

Acting Chair Clarkson closed the public hearing at 6:17 p.m.

Commissioners discussed the proposed application.

MOTION by Clarkson, seconded by Towslee, approval of Quinn Use Permit Application (PL20-00107) proposing the establishment of a construction sales and services office on a 0.52 acre property zoned Community Commercial (CC) and located at 6207 Clark Road and further identified as Assessor Parcel No. 053-040-060.

Community Development Director Susan Hartman announced that an appeal of the Planning Commission’s decision can be made within seven (7) days of the public hearing.

CONDITIONS TO BE MET PRIOR TO ISSUANCE OF BUILDING PERMIT(S)

GENERAL CONDITIONS

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, the use permit may become subject to revocation by the Town of Paradise.
2. Secure Town of Paradise design review approval for any new business sign structures prior to the establishment of such signs on the site.
3. An Administrative Permit must be applied for, and secured, for the placement of any sign within 50’ of centerline of Clark Rd.

4. Use of a temporary commercial building is subject to the issuance of a Temporary Use Permit for a time period not to go beyond December 31, 2022.
5. No inoperative or dismantled vehicles shall be stored where visible from off the site.
6. All work within the Clark Road public right of way is subject to Town issuance of an encroachment permit, which will require that the contractor be properly licensed and bonded with the Town of Paradise.
7. Required landscape plans for the proposed project shall be designed to provide for landscaping comprising a minimum of ten percent of the developed area of the site. Landscape Plans shall be designed in accordance with the requirements of the State of California Model Water Efficient Landscape Ordinance (MWELo).
8. Outside light fixtures associated with the project shall be designed to not exceed a height of sixteen feet above finished grade and shall be shielded to prevent the direct projection of light onto adjoining and nearby properties.
9. Minor changes to the interior and/or exterior design of the project may be approved administratively by the Town Planning Director upon submittal of a written request for such changes, if the requested changes are consistent with the overall intent of the project, its environmental document and its approval action. Any requested changes deemed by the Planning Director to be major or significant shall require a formal use permit modification review by the Planning Commission and the payment of the appropriate processing fees.
10. Maintain the property in a manner consistent with the Design Standards of the Clark Road Corridor.
11. Pay development impact fees prior to issuance of building permits for project construction in accordance with Paradise Municipal Code requirements.

CONDITIONS TO BE MET PRIOR TO LAND USE ESTABLISHMENT

ROADS AND ACCESS

12. Secure the issuance of an encroachment permit from the Town Public Works Department and repairs driveway encroachment along the Clark Road frontage of the project site in a manner deemed satisfactory to the Town Engineer.
13. Deed forty feet from the center of the Clark Road right-of-way in a manner deemed satisfactory to the Town Engineer or provide a recorded document showing that this requirement has been met.

UTILITIES

14. Meet the requirements of Paradise Irrigation District.

SITE DEVELOPMENT

15. Meet the requirements of the Town Building Official regarding submittal of construction plans, building permit application, and all applicable town adopted construction code requirements
16. Complete the requirements of the Town Onsite Sanitary Official concerning application, permit issuance, and installation of a replacement septic system to serve this property. Provide evidence thereof to the Town Development Services Department (building division).

17. Establish and maintain on-site parking facilities containing a minimum of 4 parking spaces, one of which must be a van-accessible handicap space, in accordance with all town parking ordinance regulations including an accessible path of travel from the public right-of-way to the building.

18. Meet the requirements of the Fire Prevention Inspector in accordance with written comments dated March 4, 2020 (attached).

19. Submit and secure approval of required erosion control plan and a dust emissions control plan in a manner deemed satisfactory to the Town Engineer. Implementation and maintenance of the approved erosion control and dust emissions control plans shall be maintained and ongoing for the term of the proposed land use.

20. Equipment and storage areas shall be shielded from off-site view in a manner satisfactory to the Town Planning Director and consistent with town zoning regulations.

CONDITIONS TO BE MET WITHIN 180 DAYS OF LAND USE ESTABLISHMENT

SITE DEVELOPMENT

21. Submit landscaping plans and current application fee to the Development Services Department (Planning division) in accordance with Paradise Municipal Code requirements and install approved landscape materials in a manner deemed satisfactory to the town Planning Director. Installation of required landscape materials may be guaranteed by a bond (or a similar financial instrument) for a limited additional period of time determined by the Planning Director to be appropriate (ex: 90 days).

CONDITIONS OF LAND USE OPERATION

22. Hours of operation for the proposed construction sales and service land use shall be limited from 7:00 a.m. to 7:00 p.m., Monday through Saturday.

23. All activities associated with the proposed contracting service, equipment and storage land use shall be conducted in compliance with the Town of Paradise Noise Control Ordinance.

24. Bulk material storage associated with the construction services shall be contained within storage buildings.

25. Any future accessory residential occupancy on the project site shall be subject to approval by the Paradise Irrigation District for compliance with applicable water meter size requirements.

6. OTHER BUSINESS -None

7. COMMITTEE ACTIVITIES - None

8. COMMISSION MEMBERS

- a. Identification of future agenda items.

Community Development Director Hartman stated that Stop &Shop at the corner of Skyway & Wagstaff Rd has applied for a use permit modification application to add a second canopy to add more fueling stations.

9. ADJOURNMENT

Acting Chair Clarkson adjourned the meeting at 6:24 p.m.

Date Approved:

By: _____
James Clarkson, Acting Chair

Attest:

Ursula Smith, Deputy Town Clerk

**TOWN OF PARADISE PLANNING COMMISSION
PLANNING STAFF REPORT
MEETING DATE: June 16, 2020**

FROM: Susan Hartman, Community Development Director **AGENDA NO. 5(a)**
SUBJECT: Singh Site Plan Review Permit Modification Application (PL19-00124)
DATE: June 10, 2020 **AP 051-141-006**

GENERAL INFORMATION:

Applicant: Prabhjot Singh
9210 Linda Street
Live Oak, CA 95953

Location: 8229 Skyway, Paradise

Requested Action: Site plan review permit modification to allow the proposed replacement of two existing fuel dispensers and addition of a new concrete fuel island with two dispensers and +/- 840 sq ft overhead canopy to an existing gas station complex.

Purpose: To upgrade & expand existing gas station facility

Present Zoning: Community Commercial (C-C)

General Plan Designation: Town Commercial (TC)

Existing Land Use: Gas station complex

Surrounding Land Use: North: Wagstaff Road
East: Skyway
South: Commercial
West: Residential

Parcel Size: ±0.79 acre

CEQA Determination: Categorically Exempt - CEQA Section 15301 (Class 1 exemption)

Other: An appeal of the Planning Commission'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 COMMISSION MAY NOT TAKE ACTION ON THIS APPLICATION

PROJECT INFORMATION:

The project applicant is seeking authorization from the Town of Paradise, via modified site plan review permit approval, to expand an existing service station land use previously permitted under site plan review permit number SPR-14-83. The project would include replacing the existing fuel dispensers (canopy to remain) and adding a second fuel island with two dispensers and a new +/- 840 sq ft overhead canopy to the west of the existing canopy. The new fuel island would be connected to the existing underground fuel tank. The project site is situated on property located within the Community Commercial (C-C) zoning district abutting and northwest of the Skyway/Wagstaff Road intersection.

ANALYSIS:

The proposed upgrade and expansion of this existing land use is enumerated as a potentially permitted land use within the C-C zoning district subject to town approval of a site plan review permit. Hence, submittal of the Singh modified site plan review permit application is consistent with zoning regulations assigned to the project site.

The proposed project received favorable responses from commenting agencies, and it is town staff's position that the proposed land use expansion is reasonable if conditioned properly. The proposed function of the project appears to comply with all applicable zoning regulations and can be found to be consistent with the Paradise General Plan Town Commercial land use designation.

ENVIRONMENTAL REVIEW:

As a project involving the expansion of less than 50% of the existing floor area, 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 15301 Class 1 *Existing Facilities*).

ANALYSIS CONCLUSION:

After reviewing the existing environmental setting and circumstances associated with this application request, it is staff's position that the requested modified site plan review permit application is reasonable and appropriate. Staff has developed recommended conditions of project approval to insure project compatibility with adjacent and nearby land uses. Therefore, staff endorses Planning Commission approval of the Singh modified site plan review permit application, based upon and subject to the following recommended findings

and conditions of project approval:

REQUIRED FINDINGS FOR APPROVAL:

1. The proposed project is categorically exempt from environmental review under the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15301, (Class 1) 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 project will result in the expansion of a land use on property that is conditionally zoned for such use and within a facility complex suitable for such use.
- c. Find the project, **as conditioned**, complies with all applicable regulations of the Community Commercial zoning district.
- d. Find that the project, as conditioned, will not detrimentally affect existing plant and animal life in the project vicinity for the following reasons:
 1. The project is located within an area that has been altered from its natural state by a long-established commercial land use; and
 2. No known outstanding wildlife habitat exists in the immediate project vicinity; and
 3. No known rare or endangered plants are known to exist in the immediate project vicinity.

RECOMMENDATION:

Adopt the required findings for approval as provided by staff, and approve the Singh modified site plan review permit application (PL19-00124) for property located at 8229 Skyway (APN 051-141-006), requesting authorization to upgrade and expand an existing service station land use, subject to the following conditions of approval:

GENERAL CONDITIONS OF PROJECT APPROVAL

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

2. Maintain on-site parking facilities in accordance with all town parking ordinance regulations.
3. Minor changes to the interior and/or exterior design of the project may be approved administratively by the Town Planning Director upon submittal of a written request for such changes, if the requested changes are consistent with the overall intent of the project and its approval action. Any requested changes deemed by the Planning Director to be major or significant shall require a formal use permit modification review and the payment of the appropriate processing fees.

CONDITIONS TO BE MET PRIOR TO ISSUANCE OF BUILDING PERMIT(S)

SITE DEVELOPMENT

1. Secure Architectural Design Review approval for the proposed building canopy façade.
2. Submit construction documents and meet the requirements of the Town Building Official regarding building permits and all applicable and current town-adopted construction code regulations.
3. The upgrade and addition to the service station complex shall not exceed **1,500 square feet** in compliance with the CEQA exemption.

SANITATION

4. Provide evidence of a current, and passing, septic evaluation completed by a Town of Paradise licensed septic evaluator. If repairs are required, an onsite wastewater repair permit must be issued prior to building permit issuance.

FIRE PROTECTION

5. Meet the applicable requirements of the Paradise Fire Department in accordance with the Fire Prevention Inspector's plan check review dated May 13, 2020, on file with the Town Development Services Department.

UTILITIES

6. Meet all other utility company requirements regarding the establishment of necessary utility easements and installation of new or expanded utility facilities.

OTHERS

7. Provide evidence of a UST repair/modification permit through the Butte County Environmental Health CUPA program.
8. Provide evidence of an Authority to Construct permit from Butte County Air Quality Management District.
9. Pay any applicable development impact fees in accordance with Paradise Municipal Code requirements.

CONDITIONS TO BE MET PRIOR TO FINAL BUILDING INSPECTION AND CERTIFICATE OF OCCUPANCY

SITE DEVELOPMENT

10. Complete the project as per the Town of Paradise adopted California Building Standards and Town of Paradise approved building and/or septic plans and specifications.

FIRE PROTECTION

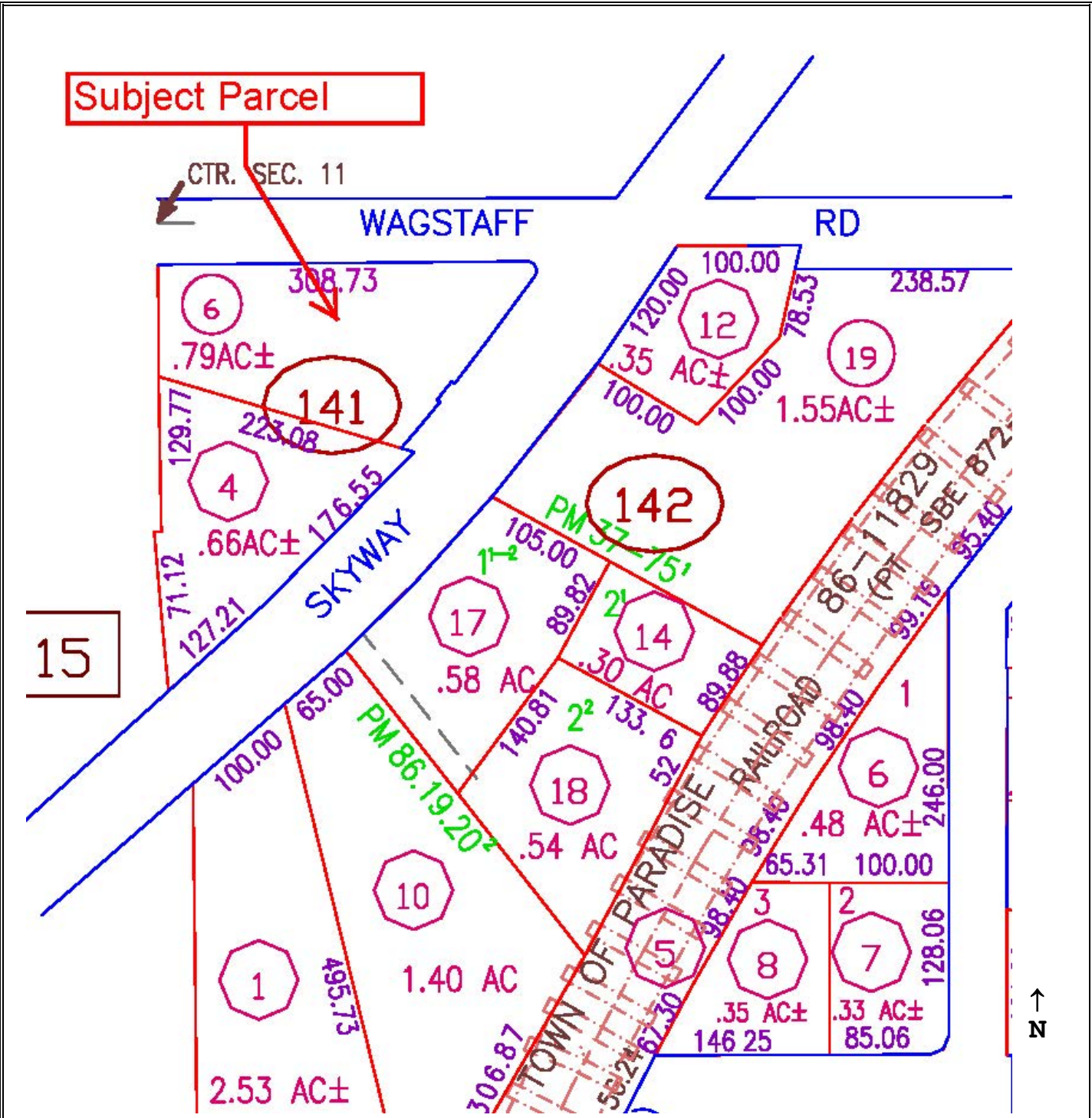
11. Meet the applicable requirements of the Paradise Fire Department in accordance with the Fire Prevention Inspector's plan check review dated May 13, 2020, on file with the Town Development Services Department.

ENVIRONMENTAL HEALTH

12. Provide evidence of a final inspection for UST repair/modification permit issued through the Butte County Environmental Health CUPA program.

**LIST OF ATTACHMENTS FOR
SINGH MODIFIED SITE PLAN REVIEW PERMIT APPLICATION (PL19-00124)**

1. Project site vicinity map.
2. Notice sent to surrounding property owners and the Paradise Post for the June 16, 2020 public hearing.
3. Mailing list of property owners and agencies notified of the June 16, 2020 public hearing.
4. Email comments received from Butte County Environmental Health dated May 7, 2020.
5. Email comments received from Butte County Air Quality Management District dated May 11, 2020.
6. Comments received from Paradise Irrigation District representative Jim Ladrini dated May 11, 2020.
7. Comments received from Fire Prevention Inspector, Chris Rainey on May 13, 2020.
8. Comments received from Police Chief Eric Reinbold on May 18, 2020.
9. Site plan for the Singh project
10. CEQA Notice of Exemption document for the Singh project.



APPLICANT: Prabhjot Singh	8229 Skyway
OWNER: Prabhjot Singh	

PROJECT DESCRIPTION:

Conditional use permit modification request to allow the proposed replacement of two existing fuel dispensers and the addition of a new concrete fuel island with two dispensers and new overhead canopy connected to an existing underground fuel tank at an existing gas station.

ZONING: CC	GENERAL PLAN: TC	FILE NO. PL19-00124
ASSESSOR PARCEL NO. 051-141-006	MEETING DATE: June 16, 2020	

NOTICE OF PUBLIC HEARING: PARADISE PLANNING COMMISSION

NOTICE IS HEREBY GIVEN by the Planning Commission that a public hearing will be held on **Tuesday, June 16, 2020 at 6:00 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

SINGH CONDITIONAL USE PERMIT MODIFICATION APPLICATION (PL19-00124): Planning Commission consideration of a conditional use permit modification approval to allow the proposed replacement of two existing fuel dispensers and the addition of a new concrete fuel island with two dispensers and new overhead canopy connected to an existing underground fuel tank at an existing gas station. The project site is a 0.79-acre property zoned Community Commercial (CC), located at 8229 Skyway, Paradise and further identified as Assessor Parcel Number 051-141-006.

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.

SUSAN HARTMAN
Planning Director



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1030 W WOOD ST STE 2
WILLOWS CA 95988

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TRUST C/O STANFIELD PAULINE
7500 N KINGS TRAIL PL
SIOUX FALLS SD 57104

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PARADISE CA 95969

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CHICAGO PARK CA 95712

051-131-010-000
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051-151-071-000
PARADISE PACIFIC TRUST
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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
6161 Clark Road Ste. 1
Paradise, CA 95969

Paradise Board of Realtors
PO Box 356
Paradise, CA 95969

Paradise Downtown Bus. Assoc.
739 Fir Street
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
313 Walnut St., Ste. 140
Chico, CA 95928

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

Hartman, Susan

From: Parker, Thomas <TParker@buttecounty.net>
Sent: Thursday, May 7, 2020 3:47 PM
To: Hartman, Susan
Cc: Danz, Doug
Subject: RE: Stop & Shop, 8229 Skyway - New Fuel Canopy/Dispensers

Susan-

The facility will have to apply for a UST Repair/Modification Permit through our CUPA Program and we will perform oversight of the underground tank/line portion of the install. You may refer the applicant to me and I can provide him the appropriate information and requirements for application.

Let me know if you have any questions or need any additional assistance.

Thanks,

Thomas Parker

Supervisor, Hazardous Materials Program
BUTTE COUNTY PUBLIC HEALTH
202 Mira Loma Drive | Oroville, CA 95965
T: 530.552.3870 | M: 530.712-1020 | F: 530.538.5339

Note: Due to COVID-19, the Environmental Health office is closed to the public at this time. Services will be available by phone or email. Please refer to our website for online payment and document submittal: <http://www.buttecounty.net/ph/Environmental-Health>

COVID-19 Call Center: 530.552.3050 Open 8 am-5 pm, M-F

"Nationally Accredited, 09/13/17"

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COUNTY OF BUTTE E-MAIL DISCLAIMER: This e-mail and any attachment thereto may contain private, confidential, and privileged material for the sole use of the intended recipient. Any review, copying, or distribution of this e-mail (or any attachments thereto) by other than the County of Butte or the intended recipient is strictly prohibited. If you are NOT the intended recipient, please contact the sender immediately and permanently delete the original and any copies of this e-mail and any attachments thereto.

From: Danz, Doug <DDanz@buttecounty.net>
Sent: Thursday, May 7, 2020 3:02 PM
To: Parker, Thomas <TParker@buttecounty.net>
Cc: Hartman, Susan <shartman@townofparadise.com>
Subject: FW: Stop & Shop, 8229 Skyway - New Fuel Canopy/Dispensers

Tom,
Could you review this proposal and offer conditions/comments to the Town of Paradise that will assure that this project is in compliance with CUPA laws ?

You can ask Susan any questions on how to format your response, what the project is, etc.

Thanks - Doug

Doug Danz

Program Manager, Environmental Health
BUTTE COUNTY PUBLIC HEALTH
202 Mira Loma Drive | Oroville, CA 95965
T: 530.552.3856 | F: 530.538.5339

Hartman, Susan

From: Jason Mandly <jmandly@bcaqmd.org>
Sent: Monday, May 11, 2020 8:53 AM
To: Hartman, Susan
Cc: Micaela Braddi
Subject: RE: Stop & Shop, 8229 Skyway - New Fuel Canopy/Dispensers
Attachments: Revised DRR -Singh CUP Mod PL19-00124.pdf

Hello Susan,

Thanks for the update,

Our comment on the project would remain the same – that the applicant apply with our District for an “Authority to Construct” permit prior to work start. That process would capture all Air District requirements. I believe they’re familiar with the process, but if they have questions, they can contact Micaela Braddi, cc’ed here.

Have a great week!

Jason Mandly
Senior Air Quality Planner

Butte County Air Quality Management District
629 Entler Avenue, Suite 15 - Chico, CA 95928
Phone: (530) 332-9400 ext. 108
FAX: (530) 332-9417
www.butteairquality.com

From: Hartman, Susan <shartman@townofparadise.com>
Sent: Thursday, May 7, 2020 2:58 PM
To: Jason Mandly <jmandly@bcaqmd.org>
Subject: Stop & Shop, 8229 Skyway - New Fuel Canopy/Dispensers

Jason,

Attached is a revised request for comments to modify an existing use permit for additional fuel dispensers at the gas station at the SW corner of Skyway/Wagstaff. Originally they were going with an above ground diesel tank on the Wagstaff side, but now they’re just doing additional feeds from an existing underground fuel tank to new dispensers under a new canopy on the Skyway side.



Susan Hartman
Community Development Director
Town of Paradise
(530) 872-6291 ext. 114
shartman@townofparadise.com



Paradise Irrigation District

6332 Clark Rd, Paradise, CA 95969 · 530-877-4971 · Fax: 530-876-0483 · www.pidwater.com

May 11, 2020

To: Susan Hartman
Planning Director
Town of Paradise

From: Jim Ladrini
Field Superintendent
Paradise Irrigation District

Subject: Revised DRR PL19-00124, APN 051-141-006, Prabhjot Singh

Dear Susan,

PID responded to the original DRR for the above referenced parcel in September of 2019. Since that date PID has sampled the service lateral supplying water to that parcel and has subsequently issued a letter lifting the Water Quality Advisory. Currently PID has the capacity to serve this parcel with the condition the owner complies with all current backflow prevention requirements.

The service connection currently providing water to this parcel requires future work by PID. Service connection conditions may change that require additional or revised requirements for backflow prevention at this parcel.

If you have any questions regarding the information presented in this letter, please contact the undersigned at 530-876-2042.

Sincerely,

Jim Ladrini



Town of Paradise

PARADISE FIRE & RESCUE

767 Birch Street, Paradise, CA 95969
www.townofparadise.com
(530) 872-6264



Development Review

Project Name: Singh CUP Modification

Location: 8229 Skyway

APN: 051-141-006-000

Applicant: PG&E – Prabhjot Singh

Project No. PL19-00124

Date of Plan Review: May 13, 2020

Review conducted by: Chris Rainey, Fire Prevention Inspector 2

The scope of project: Revised: Conditional Use Permit modification to allow the proposed removal & replacement of two fuel dispensers and existing dispenser island and the addition of a new concrete dispenser island with two dispensers and new overhead canopy to an existing gas station complex.

Development review was performed and the following comments were generated:

General:

1. Approved plans must be submitted in accordance with 2019 California Building Code, 2019 California Fire Code, 2019 Plumbing Code, 2019 Mechanical Code, 2019 Electrical Code, and meet the State and County Environmental Codes.
2. Warning signs shall be conspicuously posted within sight of each dispenser in the fuel-dispensing area and shall state the following: No smoking, Shut off motor, Discharge your static electricity before fueling by touching a metal surface away from the nozzle, To prevent static charge, do not reenter your vehicle while gasoline is pumping, If a fire starts, do not remove nozzle—back away immediately, It is unlawful and dangerous to dispense gasoline into unapproved containers, No filling of portable containers in or on a motor vehicle, Place container on ground before filling.
3. A portable fire extinguisher with a minimum 2-A:20-B:C rating shall be installed not more than 75 feet from pumps, dispensers or storage tanks fill-pipe openings.
4. An approved, clearly identified and readily accessible emergency disconnect switch shall be provided at an approved location to stop the transfer of fuel to the fuel dispensers in the event of a fuel spill or other emergency. The emergency disconnect switch for exterior fuel dispensers shall be located within 100 feet of, but not less than 20 feet from,

the fuel dispensers. Such disconnect devices shall be distinctly labeled as: EMERGENCY FUEL SHUTOFF. Signs shall be provided at approved locations.

5. Dispensing devices shall be in clear view of the attendant at all times. Obstructions shall not be placed between the dispensing area and the attendant.
6. Communications. The attendant shall be able to communicate with persons in the dispensing area at all times. An approved method of communicating with the fire department shall be provided for the attendant.
7. Dispensing devices shall be located as follows:
 1. Ten feet or more from lot lines.
 2. Ten feet or more from buildings having combustible exterior wall surfaces or buildings having noncombustible exterior wall surfaces that are not part of a 1-hour fire-resistance-rated assembly or buildings having combustible overhangs.
Exception: Canopies constructed in accordance with the *California Building Code* providing weather protection for the fuel islands.
 3. Such that all portions of the vehicle being fueled will be on the premises of the motor fuel-dispensing facility.
 4. Such that the nozzle, when the hose is fully extended, will not reach within 5 feet of building openings.
 5. Twenty feet or more from fixed sources of ignition.

Thank you,
Chris Rainey
Town of Paradise

TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT Town of Paradise
Community Development Dept

MAY 18 2020

RECEIVED

DEVELOPMENT REVIEW REQUEST

TO: Fire, Onsite, Eng. Police, PID, BCEH, BCAQMD

FROM: Susan Hartman, Planning Director *SH*

REQUEST: Review and Comment

DESCRIPTION OF PROJECT: **Revised:** Conditional Use Permit modification to allow the proposed removal & replacement of two fuel dispensers and existing dispenser island and the addition of a new concrete dispenser island with two dispensers and new overhead canopy to an existing gas station complex

LOCATION: 8229 Skyway, Paradise

AP NO.: 051-141-006

APPLICANT: Prabhjot Singh [Applicant & Owner]; (530) 329-5532

ENGINEER: Barghausen Consulting Engineers, Inc. [Phone: (425) 251-6222]

RETURN DATE REQUESTED: **May 15, 2020**

DATE DISTRIBUTED: May 7, 2020

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

YES YES, WITH CONDITIONS NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS:

Eric Reinhold
Chief of Police

NO COMMENTS @ THIS TIME *[Signature]*

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.

WAGSTAFF RD.

RIGHT OF WAY CENTERLINE

EXISTING CENTERLINE

NEW CANOPY AND FUEL ISLAND

Legend

- NEW 2" FIBERGLASS DOUBLE WALL PRODUCT PIPING
- NEW 2" OR 3" FIBERGLASS DOUBLE WALL VAPOR RECOVERY PIPING
- NEW 2" FIBERGLASS DOUBLE WALL VENT PIPING

NOTE:
 1. CONTRACTOR ASSUMES RESPONSIBILITY TO ASSURE THAT THE OPERABLE SYSTEM MEETS THE DESIGN INTENT AND THE CONTRACTOR IS PERMITTED TO ADJUST SIZES AND CUTS BASED ON ACTUAL FIELD CONDITIONS AND INSTALLATION TECHNIQUES.
 2. PRODUCT, VAPOR PIPING IS TO SLOPE TOWARD TANK 1/8" PER FOOT MINIMUM, 1/4" PER FOOT PREFERRED.

FUEL NOTES

- EXISTING TWO UNLEADED & PREMIUM TANKS & TANK TOP TO REMAIN. INSTALL NEW PRODUCT, VAPOR & VENT LINES IN TO EXISTING TANK SUMPS
- INSTALL (4) NEW GILBARCO ENCORE 700S 3+0 DISPENSERS HANGING HARDWARE, BALANCE STAGE II HOSES, NOZZLES AND BREAKAWAY VALVES PER CARB EVR AND ISD PHASE II EXECUTIVE ORDER VR-204 REQUIREMENTS. DISPENSERS ARE TO BE EQUIPPED WITH VEEDER-ROOT ISD FLOW METERS. INSTALL NEW SINGLE WALL UNDER DISPENSER CONTAINMENT INCLUDING PRODUCT AND VAPOR SHEAR VALVES AND MONITORING SENSORS. START UP BY MANUFACTURER REPRESENTATIVE. GENERAL CONTRACTOR TO PURGE LINES WITH A MINIMUM OF 200 GALLONS THROUGH EACH HOSE/NOZZLE. ANY AIR POCKETS OR START UP PROBLEMS DUE TO IMPROPER INSTALLATION OR INCORRECT WIRING THAT DESTROYS ELECTRONICS WILL BE BILLED BACK TO THE CONTRACTOR. AFTER PURGING THE PRODUCT LINES OF AIR AND BEFORE VAPOR RECOVERY TESTING, CONTRACTOR IS TO REPLACE THE FACTORY INSTALLED GASOLINE FILTERS WITH NEW FILTERS.
- INSTALL 2" INSIDE 3" DOUBLE WALL FIBERGLASS GASOLINE SUPPLY LINES TO DISPENSERS. PIPING SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. PIPING SHALL BE INSTALLED WITH A MINIMUM SLOPE OF 1/8" PER FOOT FROM THE FURTHEST DISPENSER SUMP DOWN TO THE TURBINE SUMPS. CONTRACTOR TO INSTALL TRACER TAPE WITH PRODUCT PIPING. TESTING OF PRODUCT LINES SHALL BE PERFORMED PRIOR TO BACKFILL, PRIOR TO PAVING AND BEFORE STATION OPERATION.
- INSTALL 3" INSIDE 4" DOUBLE WALL FIBERGLASS STAGE II VAPOR RECOVERY HEADER FOR VAPOR RECOVERY SYSTEM. SLOPE 1/8" PER FOOT MINIMUM TO TANKS. INSTALL 3" OVER 2" REDUCING TEES WHERE HEADERS BRANCH TO DISPENSERS. CONTRACTOR TO INSTALL TRACER TAPE WITH VAPOR PIPING. TESTING OF VAPOR LINES SHALL BE PERFORMED PRIOR TO BACKFILL, PRIOR TO PAVING AND BEFORE STATION OPERATION.
- INSTALL 2" INSIDE 3" DOUBLE WALL FIBERGLASS VENT LINE FOR EACH UNDERGROUND STORAGE TANK. SLOPE 1/4" PER FOOT (1/8" PER FOOT MINIMUM) TO TANKS. CONTRACTOR TO INSTALL TRACER TAPE WITH PRODUCT PIPING. TESTING OF PRODUCT LINES SHALL BE PERFORMED PRIOR TO BACKFILL, PRIOR TO PAVING AND BEFORE STATION OPERATION.
- TERMINATION POINT OF TANK VENTS TO BE A MINIMUM OF 12' ABOVE GRADE AND NOT WITHIN 5' FROM ANY BUILDING OPENING OR PROPERTY LINE THAT CAN BE BUILT UPON. VENT RISERS SHALL BE INSTALLED IN ACCORDANCE WITH UNIFORM FIRE CODE REQUIREMENTS AND CONNECT VENT RISER TO EXISTING HEALY TANK
- ALL NEW PIPING AND TANKS TO BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS.
- EXISTING "VEEDER ROOT" TANK AND LINE ALARM CONTROL PANEL MODEL # TLS-350 IN BUILDING TO REMAIN. CONTRACTOR TO PROGRAM PANEL WITH ADDITIONAL SENSORS AT NEW DISPENSER & VENT SUMPS
- CONCRETE SLAB OVER TANKS. SURFACE WATER SHALL BE DIVERTED AWAY FROM EACH MANHOLE BY FORMING A CONCRETE CROWN WITH A 1-1/2" DROP IN 18" FROM THE EDGE OF THE MANHOLE RING TO THE SURROUNDING SLAB ELEVATION.
- INSTALL NEW 6" RAISE CONCRETE ISLAND AT EXISTING CANOPY
- INSTALL NEW CANOPY AND FUEL ISLAND (SEE ARCHITECTURAL SHEETS)
- INSTALL A MINIMUM OF 2A:20 BC FIRE EXTINGUISHER FOR DISPENSERS AT CANOPY COLUMNS
- INSTALL EMERGENCY PUMP SHUTOFF SWITCH PER FIRE CODE REQUIREMENTS
- INSTALL 4" U-SHAPED BOLLARD FILLED WITH CONCRETE

COMPLIANCE NOTES

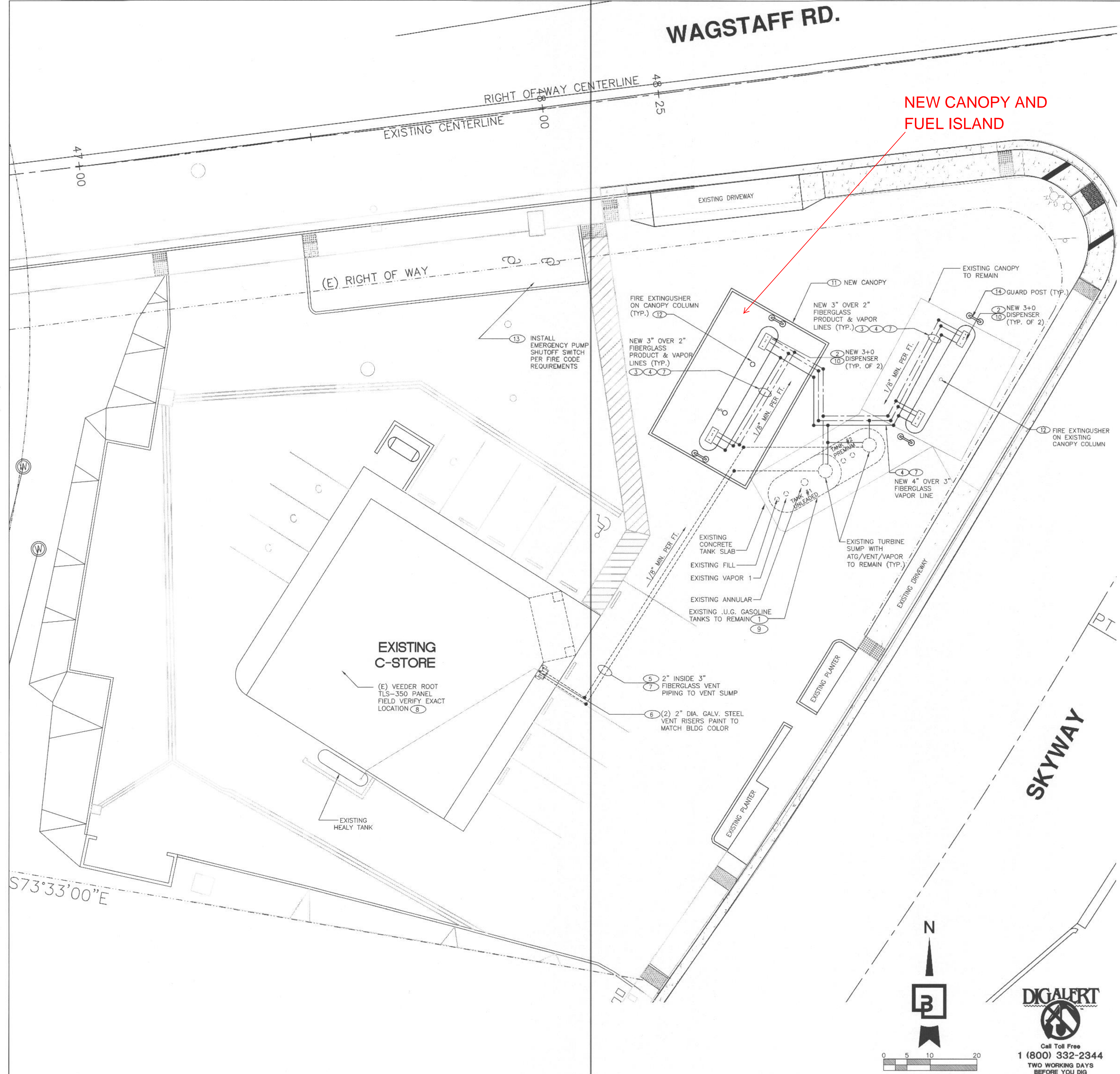
- ARCHITECTURAL AND CIVIL DRAWINGS SHALL TAKE PRECEDENCE FOR REFERENCING ALL DIMENSIONS, PROPERTY LINES, ELEVATIONS AND EQUIPMENT LOCATIONS.
- ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BEFORE STARTING ANY WORK. ANY DISCREPANCY SHALL BE CALLED TO THE ATTENTION OF THE OWNERS ENGINEER FOR HIS DECISION BEFORE PROCEEDING WITH THE WORK.
- GENERAL CONTRACTOR SHALL OBTAIN NECESSARY PERMIT FROM APPLICABLE AGENCIES FOR EXCAVATIONS OF TRENCHES 5'-0" OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND.
- AN UNAUTHORIZED RELEASE RESPONSE PLAN MUST BE SUBMITTED AND APPROVED BY GOVERNING AGENCY PRIOR TO TANK OPERATIONS.
- ALL MATERIALS SHALL BE COMPATIBLE WITH USE FOR THE INTENDED PURPOSE AS PER NATIONALLY RECOGNIZED CODES, LOCAL CODES AND GOVERNING AUTHORITIES.
- ALL MONITORING DEVICES SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- PIPING SYSTEM TO BE INSPECTED BY OWNER'S CONSTRUCTION OVERSIGHT REVIEWER & GOVERNING AGENCY AT THREE (3) SEPARATE CONSTRUCTION PHASES (SEE SPECIFICATIONS):
 - PRIMARY PIPING HYDROSTATICALLY OR PNEUMATICALLY TESTED FOR 30 MINUTES.
 - INSPECTION OF ALL SECONDARY CONTAINMENT, INCLUDING TESTING, IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
 - FINAL INSPECTION INCLUDING ALL PORTIONS OF THE LEAK DETECTION SYSTEM.
- PIPING SYSTEM, LEAK DETECTORS AND MONITORING SYSTEM INTEGRITY TESTS FORWARDED AND APPROVED BY GOVERNING AGENCY PRIOR TO BEING PLACED IN OPERATION.

UTILITY CONFLICT NOTE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLES. UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POTHOLES ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

CAUTION!

POTENTIAL UTILITY CONFLICT. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING AND NEW UTILITIES PRIOR TO CONSTRUCTION. SEE UTILITY CONFLICT NOTE THE EXISTING WATER, STORM, AND SANITARY SEWER SERVICE SHOWN IS APPROXIMATE, BASED ON FIELD SURVEYS AND "AS-BUILT" RECORDS. THE GENERAL CONTRACTOR SHALL "POTHOLE" THE EXISTING UTILITIES TO VERIFY THE DIAMETER AND LOCATION (INCL. ELEVATIONS) PRIOR TO CONSTRUCTION. ANY DISCREPANCIES IN THE LOCATION OF THE EXISTING PIPE OR INCOMPATIBILITY OF THE DESIGN SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNERS REPRESENTATIVE, AND BARGHAUSEN CONSULTING ENGINEERS (425-251-6222).



No.	Date	By	Scale	Appr.
1	13/20/20	NP	OV	JSG

Title: TANK AND PIPING SITE PLAN
 STOP N SHOP
 FUELING FACILITY / C-STORE
 8229 SKYWAY RD., PARADISE, CA 95969

For: PRABHJOT SINGH
 8229 SKYWAY RD.
 PARADISE, CALIFORNIA 95969



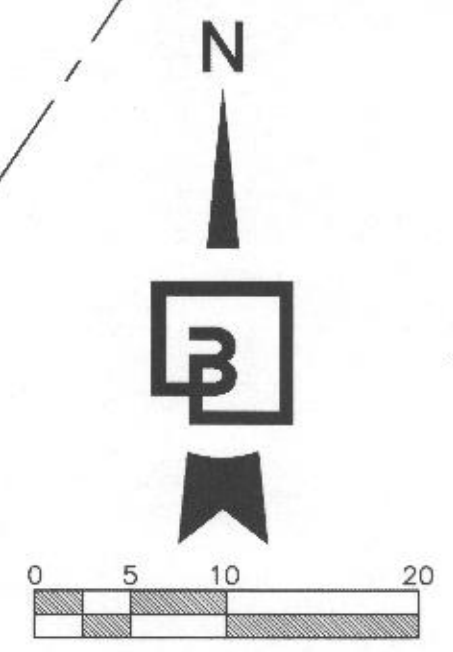
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1"=20'	1"=20'	1"=20'

Designed	Drawn	Checked	Approved	Date
NP/RF	NP/RF	OV	JSG	2/17/20

Barghausen Consulting Engineers, Inc.
 18215 72nd Avenue South
 Kent, WA 98032
 425.251.6222 barghausen.com



Job Number	21201
Sheet	TK1-1



Call Toll Free
 1 (800) 332-2344
 TWO WORKING DAYS
 BEFORE YOU DIG

NOTICE OF EXEMPTION

To: File: AP No: 051-141-006; [PL19-00124]
From: Town of Paradise, Development Services Department,
Planning Division, 5555 Skyway, Paradise, CA 95969

Project Title: Singh SPR Modification
Project Applicant: Prabhjot Singh
Project Location: 8229 Skyway, Paradise
Project Description: Site Plan Review Permit Modification application to allow the proposed replacement of two existing fuel dispensers and addition of a new concrete fuel island with two dispensers and overhead canopy to an existing gas station complex.

Approving Public Agency: Town of Paradise

Person or Agency Carrying Out Project: Prabhjot Singh

Exempt Status:
 Ministerial (Section 15268)
 Emergency Project (Section 15269)
 General Rule Exemption (Section 15061)
 Categorical Exemption
Section 15301 Class 1

Reason for Exemption: Additions to existing structures of less than 50% of existing floor area and where all public services and facilities are available to the project site.

Contact Person: Susan Hartman, CDD Director
(530) 872-6291 ext. 114



Signature: _____
Town Planning Director

Date: _____
6/04/2020