



# TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931

TELEPHONE (530) 872-6291 FAX (530) 877-5059

[www.townofparadise.com](http://www.townofparadise.com)

## Planning Commission Staff:

Susan Hartman, Community Development Director

## Planning Commission Members

Lynn Costa, Commissioner

Ronald Lassonde, Commissioner

Kim Morris, Commissioner

Zeb Reynolds, Commissioner

Anita Towslee, Commissioner

# PLANNING COMMISSION AGENDA

6:00 PM – July 21, 2020

In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, 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 June 16, 2020.

### 2. SWEARING IN OF NEWLY APPOINTED PLANNING COMMISSIONERS RONALD LASSONDE AND ZEB REYNOLDS

### 3. ROLL CALL

### 4. APPOINTMENT OF PLANNING COMMISSION CHAIR AND VICE CHAIR FOR THE 2020/2021 FISCAL YEAR

- 4a. Appointment of Chairperson (Secretary presiding)
- 4b. Appointment of Vice-Chairperson (Appointed Chairperson presiding)

## 5. COMMUNICATION

- a. Recent Council Actions
- b. Staff Comments

## 6. PUBLIC COMMUNICATION

Comments are limited to a maximum of five minutes duration. If more time is needed, please request staff to place the subject on an agenda for a future Commission meeting.

\* \* \* PUBLIC HEARING PROCEDURE \* \* \*

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>A. Staff comments</li> <li>B. Open the hearing to the public</li> <li>1. Project applicant</li> <li>2. Parties for the project</li> <li>3. Parties against the project</li> <li>4. Rebuttals</li> </ul> | <ul style="list-style-type: none"> <li>C. Close hearing to the public</li> <li>D. Commission discussion</li> <li>E. Motion</li> <li>F. Vote</li> </ul> |
|--|--|

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."

## 7. CONTINUED PUBLIC HEARING

## 8. PUBLIC HEARING

**8a. 1ST ASSEMBLY OF GOD CONDITIONAL USE PERMIT APPLICATION (PL20-00192):** Planning Commission consideration of a conditional use permit application proposing the establishment of a religious assembly land use in an existing commercial building previously operated as a bowling alley. The project site is a 3.12-acre property zoned Community Commercial (CC), located at 5445 Clark Rd, Paradise and further identified as Assessor Parcel Number 054-090-068.

## 9. OTHER BUSINESS

## 10. COMMITTEE ACTIVITIES

## 11. COMMISSION MEMBERS

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

## 12. ADJOURNMENT

STATE OF CALIFORNIA ) COUNTY OF BUTTE )	SS.
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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## P L A N N I N G C O M M I S S I O N M I N U T E S

**June 16, 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 COMMISSIONER ABSENT:** Stephanie Neumann

### **1. APPROVAL OF MINUTES**

1a. **MOTION by Morris, seconded by Towslee**, approved the Regular Meeting Minutes of May 19, 2020. Roll call vote was unanimous with Neumann absent and not voting.

### **2. COMMUNICATION**

2a. Town Clerk Volenski swore in newly appointed Planning Commissioner Lynn Costa.

**PLANNING COMMISSIONERS PRESENT:** Lynn Costa, Kim Morris, Stephanie Neumann (at 6:04 p.m.) Anita Towslee and Acting Chair Clarkson.

**PLANNING COMMISSIONER ABSENT:** None

2b. Community Development Director Susan Hartman updated the Planning Commissioners on recent actions taken at the June 9, 2020 Town Council meeting: The Anderson Brothers log storage facility permit was withdrawn; an ordinance banning the sale of flavored tobacco was introduced; there will be a public hearing introducing an Underground Utility District at the July 14, 2020 Town Council meeting; a broadband feasibility study was approved; and, direction to release an RFP for Investment Management Services regarding the PG&E settlement money was given.

Planning Commissioner Stephanie Neumann arrived to the meeting at 6:04 p.m. and was acknowledged by Acting Chair Clarkson.

### **3. PUBLIC COMMUNICATION - None**

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

Acting Chair Clarkson read the following statement:

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

Planning Commission meetings are available to be viewed on live-streamed at

<https://livestream.com/townofparadise>

Public comment was accepted by email until 5:30 this afternoon.

Public comment may be submitted by telephone during the meeting, by calling (530) 872-5951 at the time indicated by the Vice Chair.

## 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.

Community Development Director Susan Hartman provided a brief overview of the project.

Acting Chair Clarkson opened the public hearing at 6:13 p.m.

There were no comments from the public.

Acting Chair Clarkson closed the public hearing at 6:13 p.m.

**MOTION by Neumann, seconded by Morris**, adopted the required findings for approval as provided by staff, and approved 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 below conditions of approval. Roll call vote was unanimous.

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

### **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.

**6. OTHER BUSINESS** – Community Development Director Hartman informed the Commissioners that additional applications have been received for log storage facilities, they are currently out for review and notices will be sent to surrounding property owners and an application was received for a permanent wood processing facility that may come to the Commission for approval in July.

Acting Chair Clarkson announced that this was his last meeting on the Planning Commission and thanked the Town for allowing him to serve on the committee.

**7. COMMITTEE ACTIVITIES** - None

**8. COMMISSION MEMBERS** - None

**9. ADJOURNMENT**

Acting Chair Clarkson adjourned the meeting at 6:17 p.m.

Date Approved:

By: \_\_\_\_\_  
Chair

Attest:

\_\_\_\_\_  
Dina Volenski, CMC, Town Clerk.

**TOWN OF PARADISE PLANNING COMMISSION  
PLANNING STAFF REPORT  
MEETING DATE: July 21, 2020**

**FROM:** Christopher Smith, Associate Planner  
**SUBJECT:** 1<sup>st</sup> Assembly of God Conditional Use Permit Application (PL20-00192)  
**DATE:** July 15, 2020

**AGENDA NO. 8(a)**

**AP 054-090-068**

**GENERAL INFORMATION:**

Applicant: 1<sup>st</sup> Assembly of God Church  
PO Box 307  
Paradise, CA 95967

Location: 5445 Clark Rd

Requested Action: Request for Town approval of a Conditional Use Permit application to establish a religious assembly land use (1<sup>st</sup> Assembly of God Church) within a portion of an existing +/-25,938 square foot commercial building.

Purpose: To provide religious assembly services.

Present Zoning: Community Commercial (CC)

General Plan  
Designation: Town Commercial (TC)

Existing Land Use: Commercial space vacated by Tall Pine Entertainment Center (Bowling Alley)

Surrounding  
Land Use: North: Commercial  
East: Clark Road  
South: Commercial  
West: Vacant

Parcel size: +/-3.12 acres

Environmental  
Determination: Categorical Exemption – CEQA Guidelines Section 15301 (Class 1)

Other: An appeal of a Planning Commission’s decision can be made within 7 (seven) 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.**

**SPECIAL INFORMATION:**

The project applicant, 1<sup>st</sup> Assembly of God Church, is requesting Town of Paradise conditional use permit application approval for the establishment of a religious assembly land use for up to 150 parishioners within a portion of an existing +/-25,938 square foot commercial building upon a +/- 3.12 acre property located at 5445 Clark Rd in Paradise. The property was purchased by the church in January 2020. Pre-fire, the building space was occupied by Tall Pines Entertainment Center and operated as a bowling alley. The use of the space as a religious assembly land use, as defined by the Paradise Municipal Code (PMC), is potentially permitted in the Community Commercial (CC) zone with the issuance of a conditional use permit.

The project site is currently improved with the existing bowling alley, the vacant building proposed to be occupied by 1<sup>st</sup> Assembly of God Church, a paved parking facility with 134 spaces and an on-site wastewater disposal system which has been approved by the Onsite Wastewater Division to serve a maximum church occupancy of 150 seats. Access to the site is provided through Village Parkway, a private road (with a pending future dedication as a public road), located off lower Clark Road.

Staffing will consist of two full time employees working 5 days a week, in addition to church services on Sunday. The existing vacant building will require interior alterations for the conversion of a bowling alley to a church. All construction will be interior with no proposed expansion to the footprint of the existing building.

This first phase of construction will include:

- Conversion of a portion of the existing concourse and golf room to a 2,065 sq ft sanctuary.
- Conversion of the pro-shop to an office (295 sq ft) and a partial expansion of the existing nursery (530 sq ft).
- Conversion of the bowling shoe rental counter to an office (100 sq ft).
- Conversion of the bar/cardroom (742 sq ft) and bar/restaurant (957 sq ft) to meeting rooms.
- Remodel of the existing snack bar and kitchen.

The conversion and future proposed use of the existing bowling lanes will be phase two of construction which is not covered under this use permit review.

**ANALYSIS:**

The proposed religious assembly land use is enumerated as a potentially permitted land use within the CC zoning district subject to town approval of a conditional use permit. Parking demand for the proposed use is expected to be sufficiently accommodated within the existing



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on-site parking facility since the occupant load for the sanctuary of 295 persons has a parking demand of 74 spaces, well below the existing 134 spaces.

Wastewater division staff have granted land use review approval, indicating that the estimated wastewater flows generated by the proposed church can be accommodated by the existing on-site wastewater disposal system.

The project has received favorable responses from other commenting agencies and, If conditioned appropriately, appears to be a reasonable location for the establishment of the proposed church, partly due to the adequate on-site infrastructure. In addition, the design and function of the project can be conditioned to be in compliance with all applicable zoning regulations and can be found to be consistent with applicable Paradise General Plan policies which promote the reuse of existing, vacant buildings.

#### **ENVIRONMENTAL REVIEW:**

As a project involving only interior changes of an existing structure, the project belongs to a class of projects that can be determined to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15301 (Class 1) of the CEQA Guidelines.

#### **ANALYSIS CONCLUSION:**

After reviewing the existing environmental setting and circumstances associated with this application request, it is staff's position that the requested conditional use permit application is reasonable and appropriate. Staff has developed several recommended conditions of project approval to insure project compatibility with adjacent and nearby land uses. Therefore, staff endorses Planning Commission approval of the 1<sup>st</sup> Assembly of God conditional use permit application, based upon and subject to the following recommended findings and conditions of project approval:

#### **FINDINGS REQUIRED FOR APPROVAL:**

1. Certify the Planning Director's determination that the proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15301 (Class 1) of the State CEQA Guidelines.
2. 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 establishment of a land use on property that is conditionally zoned for such use and will utilize an existing vacant building suitable for such use.

3. Find that the project, **as conditioned**, is in compliance with all applicable regulations of the Community Commercial zoning district.
4. Find that the project, **as conditioned**, is compatible with surrounding land uses and would not be detrimental to the health, safety and general welfare of the residents of the Town.

**STAFF RECOMMENDATION:**

After closure of the scheduled public hearing, **adopt the findings provided by staff and approve the 1<sup>st</sup> Assembly of God conditional use permit application** (PL20-00192) authorizing the establishment of a religious assembly land use to serve 150 or fewer parishioners. Services would be provided within a portion of an existing +/-25,938 square foot building located at 5445 Clark Rd in Paradise, subject to the following conditions:

**GENERAL CONDITIONS OF CONDITIONAL USE PERMIT APPROVAL**

1. If any land use for which a conditional use permit has been granted and issued is not established within three years of the conditional use permit's effective date, the conditional use permit may become subject to revocation by the Town of Paradise.
2. Any work within the Clark Road right of way is subject to issuance of an encroachment permit from Caltrans.
3. Secure Town of Paradise design review approval for any new business or identification sign structures prior to the establishment of such signs.
4. Secure annual fire prevention inspections from the Town Fire Prevention Inspector in accordance with the California Code of Regulations Title 19 Public Safety.
5. 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.
6. All activities associated with operation of the religious assembly land use shall be conducted in compliance with the Town of Paradise Noise Ordinance regulations.
7. The occupancy of the religious assembly shall be set at 150 occupants in accordance with the septic system capacity approval and application materials submitted March 16, 2020.
8. Minor changes to the nature or function of project-related activities may be approved

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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 conditional use permit modification review and the payment of the appropriate processing fees. No changes affecting wastewater flow shall be considered without prior consultation with the Onsite Division.

9. Phase II conversion (future) of the bowling lanes to a sanctuary and fellowship hall will require modification of this condition use permit by the Planning Commission.

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

**FIRE PROTECTION**

10. Complete the requirements of the Fire Prevention inspector regarding plans submittal and modification of the existing Automatic Fire Sprinkler System for the proposed church interior remodel.

**SITE DEVELOPMENT**

11. Meet the requirements of the Town Building Official regarding submittal of construction plans and all applicable Town adopted building code requirements.
12. Provide evidence of plan approval for the kitchen and snack bar remodel from Butte County Environmental Health.

**CONDITIONS TO BE MET PRIOR TO FINAL BUILDING INSPECTION & OCCUPANCY**

**FIRE PROTECTION**

13. Meet all other project requirements of the Paradise Fire Department in accordance with the Fire Prevention Inspector's review comments/conditions dated June 17, 2020 and on file with the Town Development Services Department

**UTILITIES**

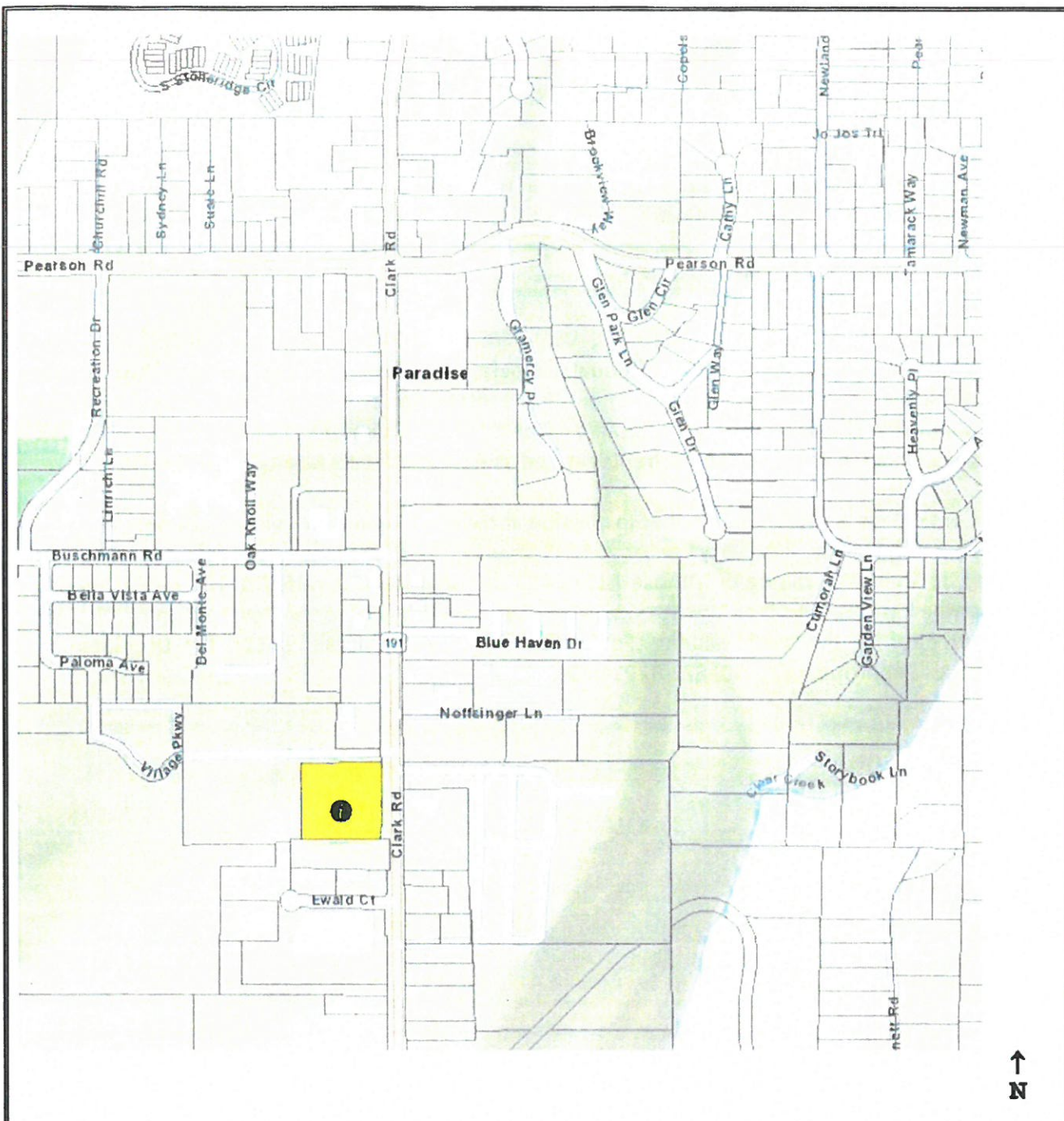
14. Meet the requirements of the Paradise Irrigation District (PID) in accordance with written communication from PID staff regarding the 1<sup>st</sup> Assembly of God CUP application, dated July 2, 2020 and on file with the Town Development Services Department.

**OTHER**

15. Provide evidence of final sign-off from Butte County Environmental Health for the snack bar and kitchen remodel.

**LIST OF ATTACHMENTS FOR 1<sup>ST</sup> ASSEMBLY OF GOD USE PERMIT APPLICATION (PL20-00192)**

1. Project site vicinity map
2. Notice sent to surrounding property owners and the Paradise Post for the July 21, 2020 public hearing
3. Mailing list of property owners and agencies notified of the July 21, 2020 public hearing
4. Comments received from Building Official Greg Adams
5. Approved Land Use Review and engineered wastewater calculations from Onsite Official Bob Larson
6. Comments received from Paradise Irrigation District representative Jim Ladrini
7. Comments received from Fire Prevention Inspector Chris Rainey
8. Completed conditional use permit application submitted by 1<sup>st</sup> Assembly of God Church
9. Site plan for the 1<sup>st</sup> Assembly of God Church project
10. Proposed floor plan for the 1<sup>st</sup> Assembly of God Church project
11. CEQA Notice of Exemption document for the 1<sup>st</sup> Assembly of God Church project



**APPLICANT:** First Assembly of God

5445 Clark Road

**OWNER:** First Assembly of God

Paradise, CA 95969

**PROJECT DESCRIPTION:**

Conditional use permit application proposing the establishment of a religious assembly land use in an existing commercial building previously operated as a bowling alley.

**ZONING:** Community Commercial

**GENERAL PLAN:** TC

**FILE NO.** PL20-00192

**ASSESSOR PARCEL NOS.** 054-090-068

**MEETING DATE:** 7/21/2020

## **NOTICE OF PUBLIC HEARING: PARADISE PLANNING COMMISSION**

**NOTICE IS HEREBY GIVEN** by the Planning Commission that a public hearing will be held on **Tuesday, July 21, 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**

**1<sup>ST</sup> ASSEMBLY OF GOD CONDITIONAL USE PERMIT APPLICATION (PL20-00192):** Planning Commission consideration of a conditional use permit application proposing the establishment of a religious assembly land use in an existing commercial building previously operated as a bowling alley. The project site is a 3.12-acre property zoned Community Commercial (CC), located at 5445 Clark Rd, Paradise and further identified as Assessor Parcel Number 054-090-068.

The project file is available for public inspection at the Development Services Department, Town of Paradise, Building Resiliency Center at 6295 Skyway. 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 x435.

**SUSAN HARTMAN**  
Planning Director

054-090-068-000

FIRST ASSEMBLY OF GOD OF  
PARADISE  
PO BOX 6447  
CHICO CA 95927

054-080-061-000

CROSSFIRE TREE & VEGETATION  
SERVICES INC  
3254 INDIAN SPRINGS RD  
PARADISE CA 95969

054-090-070-000

NORTHGATE REAL ESTATE LLC  
ETAL  
10196 CLOVER RANCH DR  
SACRAMENTO CA 95829

054-090-071-000

PARADISE RIDGE YOUTH SOCCER  
CLUB  
PO BOX 744  
PARADISE CA 95967

054-110-023-000

ROONEY FAMILY TRUST  
5427 CLARK RD  
PARADISE CA 95969

054-110-053-000

MAEHL FAMILY REVOCABLE IV  
TRUST  
PO BOX 651  
MAGALIA CA 95954

054-110-054-000

MARTIN FAMILY TRUST ESTATE  
12242 MEREDIAN RD  
CHICO CA 95973

054-110-055-000

COLE JUAN REX III  
6338 RIO BLANCO DR  
RANCHO MURIETA CA 95683

054-120-033-000

MONTGOMERY CHARLES F &  
MARTHA L JT  
59 CARR DR  
MORAGA CA 94556

054-120-075-000

HAYS HONGYAN  
1351 MANGROVE AVE #A  
CHICO CA 95926

054-380-002-000

PARADISE YOUTH AND FAMILY  
CENTER  
1001 WILLOW ST  
CHICO CA 95928

054-120-021-000

PINECREST MOBILE HOME PARK LLC  
20 DECLARATION DR SUITE 200  
CHICO CA 95973

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  
6161 Clark Road Ste. 1  
Paradise, CA 95969

Paradise Board of Realtors  
PO Box 356  
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



PROJECT NO. PL20-00192  
PROJECT NAME: First Assembly of God Conditional Use Permit

**TOWN OF PARADISE  
DEVELOPMENT SERVICES DEPARTMENT**

**DEVELOPMENT REVIEW REQUEST**

TO: CSS, Onsite, Fire, Engineering, PID, PPD, CalTrans

FROM: Susan Hartman, Planning Director

REQUEST: Review and Comment

DESCRIPTION OF PROJECT: Proposed use change to Religious Assembly in a Community Commercial (CC) zoning district. Project will include modification of current structure.

LOCATION: 5445 Clark Road, Paradise

AP NOS.: 054-090-068

APPLICANT: First Assembly of God [Applicant & Owner]

CONTACT PHONE: (530) 519-2711

RETURN DATE REQUESTED: June 24, 2020

DATE DISTRIBUTED: June 11, 2020

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

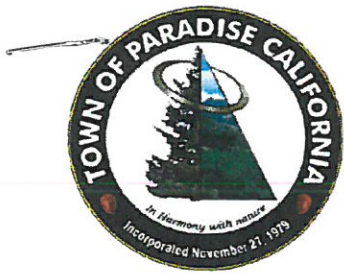
☐ YES ☐ YES, WITH CONDITIONS ☐ NO (EXPLAIN BELOW)

**COMMENTS AND/OR RECOMMENDED CONDITIONS:**

- \* Plan for this change of occupancy will need to be designed and drawn by a licensed professional.
- \* Project will be required to meet 100% accessibility as per 2019 CBC Chapter 11B.
- \* Project is changing from a B occupancy to an A occupancy.

**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)

TALL PINES ENTERTAINMENT LTD PARTNERSHIP  
C/O TALL PINES MANAGEMENT INC  
3473 MILDRED DRIVE  
FALLS CHURCH, VA22042

5/15/2020

## LAND USE REVIEW

Permit Number:  
Property Address:  
AP Number:

OS20-00650  
5445 CLARK RD  
054-090-068-000

The Town has completed our review of the above referenced application. The subject parcel meets the minimum requirements of the Town of Paradise Onsite Wastewater Management Zone.

### System Requirements:

**Based on wastewater calculations provided by Russell Erickson, PE (3-9-2020) Max. Design Flow is 750 gal/day. Average Design Flow is 225 gal/day.  
System Evaluation/Inspection completed on 12/30/19.**

This review is for sanitation purposes only. Please contact the other departments in Development Services for additional requirements and regulations.

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

Sincerely,

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

cc: FIRST ASSEMBLY OF GOD [Applicant]  
P.O. BOX 6447  
CHICO, CA 95973  
[BJW@PARADISEFIRST.COM](mailto:BJW@PARADISEFIRST.COM)

024-090-01

# First Assembly of God Church Wastewater System Calculations

## Wastewater Flow Calculations:

Flow & design criteria based on Onsite Wastewater Management Zone  
Manual for the Onsite Treatment of Wastewater

Max System Flow Design:

max church seats

150

\*

5

gal/day/attendee

**Average Attendance**

45

\*

5

gal/day/attendee

Max Design Flow =

750 gal/day

**Average Day of service flow**

225 gal/day

Town of Paradise  
Community Development Dept

MAR 16 2020

RECEIVED

## System Design

### Septic Tank Design:

Septic Tank Size =

225

\*

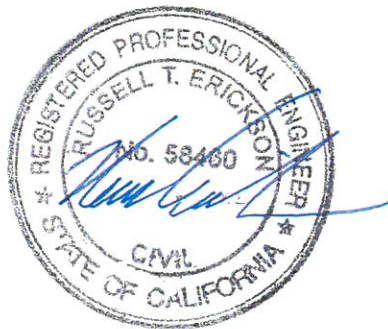
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=

1125 gallons

Assume 3-5 Day retention

**There fore 1500 gallon septic tank minimum size**



3/9/2020

APN 054-090-068 is currently served water through a 1" metered service connection. Code upgrades and other changes may require an increased service connection size. Costs to increase service size are the responsibility of the property owner. Backflow prevention requirements apply to this parcel and is available through PID only. At the time of this response the Water Quality Advisory has been lifted at this parcel. These comments apply to the domestic water supply only. A commercial fire system exists at this parcel. The existing Backflow Prevention Assembly does not meet requirements and must be upgraded. If substantial changes are to be made to this facility a Water Services Review may be required. Administrative and financial issues may exist.

Please contact Erin West at 30-876-2035 or ewest@paradiseirrigationdistrict.com with questions pertaining to account status. Please contact the undersigned for questions or assistance with requirements in this response.

Jim Ladrini, July 2, 2020, jladrini@paradiseirrigation.com 530-876-2042





# Town of Paradise

## PARADISE FIRE & RESCUE

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



### Development Review

Project Name: First Assembly of God Conditional Use Permit

Location: 5445 Clark Road, Paradise

APN: 054-090-068

Applicant: First Assembly of God [Applicant & Owner]

Project No. PL20-00192

Date of Plan Review: June 17, 2020

Review conducted by: Chris Rainey, Fire Prevention Inspector 2

Proposed use change to Religious Assembly in a Community Commercial (CC) zoning district.  
Project will include modification of current structure.

Development review was performed and the following comments were generated:

#### General:

1. All loose seats, folding chairs or similar seating facilities that are not fixed to the floor shall be bonded together in groups of not less than three when there are more than 200.

#### Fire Protection & Life Safety Systems:

1. An automatic sprinkler system shall be maintained throughout all floors.
2. Valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures and waterflow switches on all sprinkler systems shall be electrically supervised by a listed fire alarm control unit. Records shall be maintained at the Fire Alarm Control Panel.
3. Fire extinguishers shall be provided per NFPA 10.

#### Egress:

1. Exit signs shall be internally or externally illuminated. The face of an exit sign illuminated from an external source shall have an intensity of not less than 5 footcandles (54 lux). Internally illuminated signs shall provide equivalent luminance and be listed for the purpose.

2. In the event of power supply failure, illumination shall be automatically provided from an emergency system. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. Emergency power shall be provided for not less than 60 minutes.

Thank you,  
Chris Rainey  
Fire Prevention Inspector  
Town of Paradise  
530-872-6291 x304

JUN 03 2020

DEPARTMENTAL USE ONLY:

Receipt No. \_\_\_\_\_ Fee \_\_\_\_\_  
Project No. \_\_\_\_\_

**TOWN OF PARADISE**  
**APPLICATION FOR CONDITIONAL USE PERMIT**

Applicant First Assembly of God Phone 530-519-2711  
Applicant's Mailing Address P.O. Box 307 - Paradise, CA 95967  
Applicant's email address bjw@paradise1st.com Fax \_\_\_\_\_

Applicant's Interest in Property (Owner, Lessee\*, Other\*) Owner

\*If applicant is NOT the property owner, the owner's signature or owner-signed letter of authorization MUST accompany this application.

Owner's Name First Assembly of God Phone 530-519-2711

Owner's Mailing Address P.O. Box 307 - Paradise, CA 95967

Property Address 5445 Clark Rd. Paradise Parcel Size 3.12

Engineer (Name, Address) D & H Construction - Ken Dacey - Ken@DHfire restoration.com  
Scott Talcott - Scott@DHfire restoration.com

Engineer Phone 916-997-8007 Fax \_\_\_\_\_ Email (916) 223-7956

AP Number(s) 054-090-068 Zone \_\_\_\_\_ Existing Use Bowling Alley

Detailed project description: (attach additional sheets if necessary) Minor tenant improvement to modify temporary building. Enclose approximately 26' x 50' for temporary sanctuary. Wall off unused areas temporary. See attached. Converting a Bowling Alley into a Church

Purpose of project: Religious Assembly

Radial distance to the nearest billboard 1/4 mile

Sq. ft. of proposed structure/project 25938 sq. ft. Approx. no. yards of cut/fill \_\_\_\_\_

Percentage increase in area of structures on site (example: A 250 sq. ft. addition to a 1,000 sq. ft. building = 25%) \_\_\_\_\_

Distance to nearest fire hydrant \_\_\_\_\_ Distance from centerline \_\_\_\_\_

Days/hours of operation: Days 5 Hours 40 Proposed no. of employees 2

Residential Density \_\_\_\_\_ Max. occupancy \_\_\_\_\_ Max. height of proposed structure/project \_\_\_\_\_

Describe exterior design and exterior finish (Attach additional sheet(s) if necessary.): \_\_\_\_\_

Method of sewage disposal? Septic

Is the proposed project site considered sensitive for archaeological resources? Yes \_\_\_\_\_ No X (Please consult staff.)

NOTE: IF YES, PLEASE SUBMIT PAYMENT OF FEES TO "NORTHEASTERN INFORMATION CENTER" FOR ARCHAEOLOGICAL RECORDS INVENTORY SEARCH.

I HEREBY DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE STATEMENTS AND ATTACHED PLOT PLAN ARE TRUE, ACCURATE, COMPLETE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

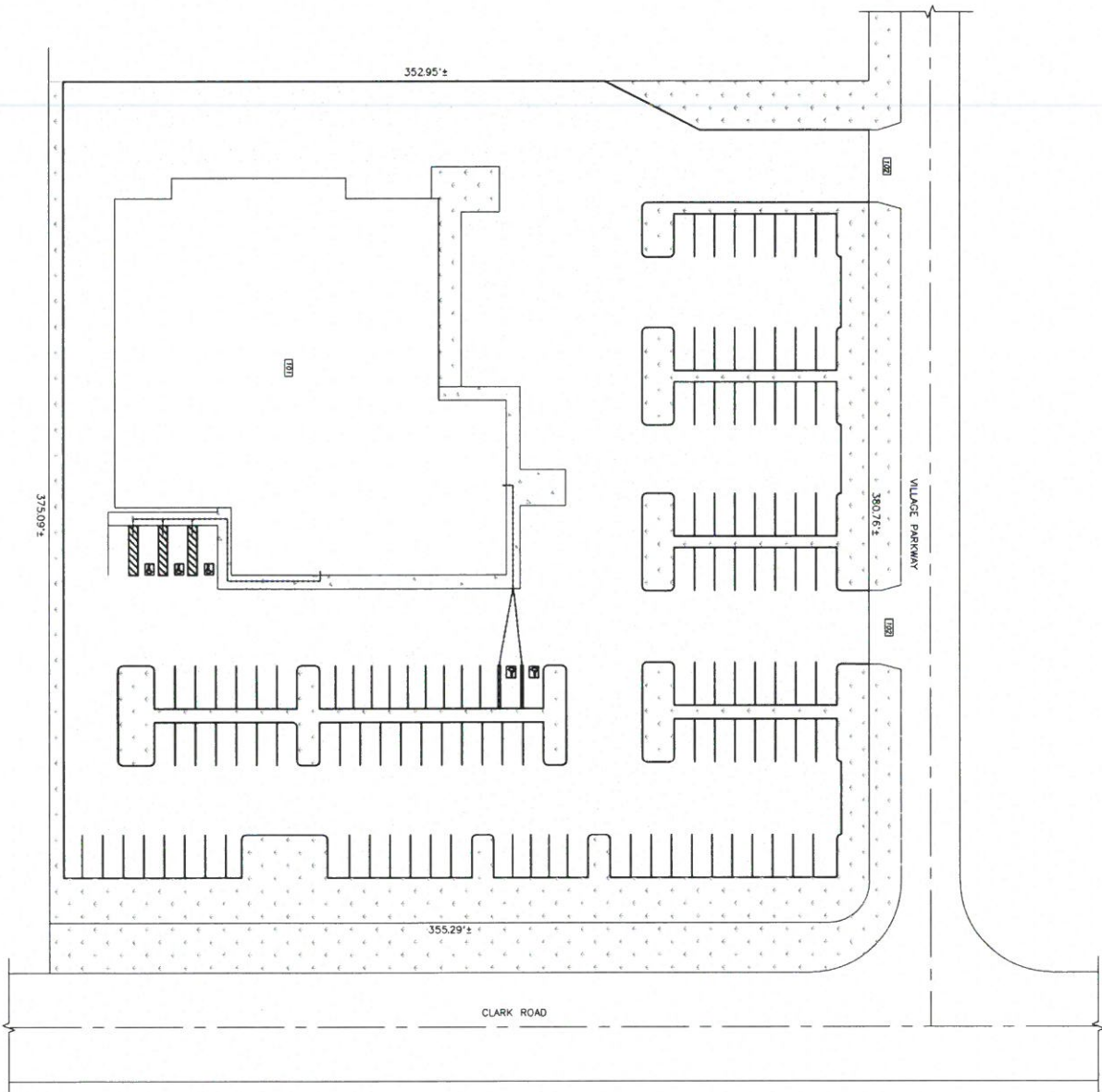
Applicant's Signature [Signature] Date 6-3-2020

Property Owner Signature \_\_\_\_\_ Date \_\_\_\_\_  
(If applicable)

PLEASE ALLOW 6-8 WEEKS FOR PROCESSING; LONGER IF THE PROJECT IS SUBJECT TO ENVIRONMENTAL REVIEW.

NOTE: By signing this application form, the applicant is indicating that the project site is not included on any state or local list of hazardous waste sites compiled pursuant to California Government Code Section 65962.5, effective July 1, 1987.





# PLAN LEGEND

- 101 - (1) Existing Building
- 102 - (2) Existing Building
- 103 - (3) Existing Building
- 104 - (4) Existing Building
- 105 - (5) Existing Building
- 106 - (6) Existing Building
- 107 - (7) Existing Building
- 108 - (8) Existing Building
- 109 - (9) Existing Building
- 110 - (10) Existing Building

# KEY NOTES

- 101 - (1) Building to be Improved Per Plan
- 102 - (2) Parking Lot Entrance

# PARKING ANALYSIS

- Accessible Parking Spaces = 5
- Total Parking Spaces = 129





A2.

# NOTICE OF EXEMPTION

**TO:** File – [PL20-00192]; AP No. 054-090-068-000  
**FROM:** Town of Paradise, Community Development Department,  
Planning Division, 5555 Skyway, Paradise CA 95969

**PROJECT TITLE:** 1<sup>st</sup> Assembly of God Conditional Use Permit  
**PROJECT APPLICANT:** 1<sup>st</sup> Assembly of God  
**PROJECT LOCATION:** 5445 Clark Road, Paradise CA 95969z  
**PROJECT DESCRIPTION:** Proposed use change to Religious Assembly in a Community Commercial (CC) zoning district. Project will include modification of current structure.

**APPROVING PUBLIC AGENCY:** Town of Paradise

**PERSON OR AGENCY CARRYING OUT PROJECT:** Applicant & Owner: Nancy Clark

**EXEMPT STATUS:**  
☐ General Rule Exemption (Section 15061)  
☐ Ministerial (Section 15268)  
☐ Emergency Project (Section 15269)  
☒ Categorical Exemption  
Section 15301; Class 1

**REASON FOR EXEMPTION:** Minor alteration to land.

**CONTACT PERSON:** Susan Hartman, Planning Director  
(530) 872-6291

**SIGNATURE:**



\_\_\_\_\_  
Planning Director

Date: July 14, 2020