



TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931

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

www.townofparadise.com

Planning Commission Staff:

Craig Baker, Community Development Director
Susan Hartman, Assistant Planner

Planning Commission Members:

Stephanie Neumann, Chair
Anita Towslee, Vice Chair
James Clarkson, Commissioner
Ray Groom, Commissioner
Kim Morris, Commissioner

PLANNING COMMISSION AMENDED AGENDA

6:00 PM – May 15, 2018

In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, please contact Community Development Director Baker, at 872-6291 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, including closed session. 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 Council 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 the Regular minutes of the March 20, 2018 Planning Commission meeting.

2. COMMUNICATION

- a. Recent Council Actions
- b. Staff Comments
 - Black Olive Village Project Update

3. 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 ***

- | | |
|-----------------------------------|--------------------------------|
| 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. Item determined to be exempt from environmental review

CHILDREN'S COMMUNITY CHARTER SCHOOL (CCCS) SITE PLAN REVIEW MODIFICATION (PL18-00087) APPLICATION: Request for Town approval of a Site Plan Review Permit Modification application to install two additional portable classroom buildings (1,920 sq ft) and one additional restroom building (480 sq ft), with no expansion of student enrollment, within portions of an existing charter school facility upon a +/-4.13 acre property zoned Community Services and located at 6830 Pentz Rd in Paradise. (AP No. 050-220-126)

6. OTHER BUSINESS

7. COMMITTEE ACTIVITIES

8. COMMISSION MEMBERS

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

9. 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:	
<hr/>	
TOWN/ASSISTANT TOWN CLERK SIGNATURE	



TOWN OF PARADISE

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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

March 20, 2018

6:00 PM

CALL TO ORDER by Vice Chair Towslee at 6:00 p.m. who led the Pledge of Allegiance to the Flag of the United States of America.

PLANNING COMMISSIONERS PRESENT: James Clarkson, Ray Groom, Kim Morris and Anita Towslee, Chair

PLANNING COMMISSIONERS ABSENT: Stephanie Neumann

1. APPROVAL OF MINUTES

- 1a. **MOTION by Morris, seconded by Clarkson**, approved the Regular Meeting Minutes of February 20, 2018 Planning Commission meeting. Roll call vote was unanimous with Neumann absent and not voting.

2. COMMUNICATION

2a. Recent Council Actions – Community Development Director Craig Baker informed the Commissioners that at the March 13, 2018 Town Council meeting the Town Council approved the Implementation Status report of the 1994 Paradise General Plan Housing Element that was forwarded from the Planning Commission. Mr. Baker also informed the Commissioners that the Council approved Ordinance No. 568 regarding Business Licenses in the Town of Paradise and that the ordinance will go into effect on April 13, 2018.

2b. Staff Comments – Community Development Director Craig Baker updated the Commissioners on the following projects: Safeway, Starbucks, Lynn's Optimo, Mamma Celeste's Pizzeria, Woodview Retirement Cottages, Gleason Parcel Map and Children's Community Charter School.

3. PUBLIC COMMUNICATION - None

4. CONTINUED PUBLIC HEARING - None

5. PUBLIC HEARING – None

6. OTHER BUSINESS

- 6a. Acceptance and referral of the Planning Commission Annual Report for calendar year 2017 to the Town Council Regarding Present Status of the 1994 Paradise General Plan and Progress Toward its Implementation.

Community Development Director Baker provided a report on the progress of the 1994 Paradise General Plan and highlighted the grant funding for five separate street, sidewalk, trailway and bicycle lane improvements including the Yellowstone Kelly Heritage Trailway.

MOTION by Morris, seconded by Groom, accepted and referred the Planning Commission Annual Implementation Status Report for calendar year 2017 to the Town Council regarding present status of the 1994 Paradise General Plan and Progress towards its Implementation. Roll call vote was unanimous with Neumann absent and not voting.

7. COMMITTEE ACTIVITIES - None

8. COMMISSION MEMBERS

- 8a. Identification of future agenda items (All Commissioners/Staff) - None

9. ADJOURNMENT

Vice Chair Towslee adjourned the meeting at 6:18 p.m.

Date Approved:

By: _____
Vice Chair Towslee

Attest:

Dina Volenski, CMC, Town Clerk

**TOWN OF PARADISE PLANNING
PLANNING COMMISSION STAFF REPORT
MEETING DATE: May 15, 2018**

FROM: Susan Hartman, CDD Manager/Assistant Planner **AGENDA NO.** 5(a)
SUBJECT: Children's Community Charter School Site Plan Review Permit Modification Application
(PL18-00087)
DATE: May 9, 2018 **AP** 050-220-126

GENERAL INFORMATION:

Applicant: Children's Community Charter School
6830 Pentz Road
Paradise, CA 95969

Architect: Eagle Architects
349 Silver Lake Dr
Chico, CA 95973

Location: 6830 Pentz Road

Requested Action: Site plan review permit modification application proposing to establish a two additional portable classrooms and one bathroom building within an existing charter elementary school facility.

Purpose: To provide enhanced learning experiences for charter school students.

Project Density: N/A

Present Zoning: Community Services (C-S)

General Plan Designation: Community Services (C-S)

Existing Land Use: Educational facility

Surrounding Land Use: North: Health and fitness club
East: Rural residential
South: Rock House Lane (private road)
West: Pentz Road

Parcel Size: ±4.13 acres

CEQA Determination: Categorical exemption – CEQA Section 15314 (Class 14)

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.

SPECIAL INFORMATION:

The project applicant is proposing the addition of two adjacent portable classrooms (1,920 sq ft) and one additional restroom building (480 sq ft) to an existing +/-14,026 square foot charter elementary school facility on a ±4.13 acre property located at 6830 Pentz Road and situated within the Community Services (C-S) zoning district. The property is further identified as Assessor Parcel Number 050-220-126.

Preliminary review of the proposed project by the Town Fire Marshal determined that the location of the new portable classrooms exceeded the maximum distance (400') from the existing fire hydrants along Pentz Rd. Therefore, the project architect made the necessary revisions to the scope of the project to include the installation of a new fire hydrant and new fire lane (which will require "NO PARKING" signage), and a turnaround for emergency response vehicles on Rock House Lane. The fire lane will access the site via a 20 foot wide secondary access gate installed within the existing chain link fence along the southern property line of the site.

The project site is currently developed with the facilities of the Children's Community Charter School (CCCS) and includes eleven existing classrooms, an administrative/faculty building, a paved parking facility, an on-site wastewater disposal system and athletic fields. Several properties developed with single-family dwellings and a health and fitness club adjoins the site. Pentz Road, a public street, and Rock House Lane, a private road, adjoin and provide access to the project site.

As proposed, the new portable classrooms would be installed along the southeast project site boundary at the south end of the existing playground. The new buildings will serve as math and English classrooms for existing students. The additional classroom space will not in and of itself result in additional enrollment at the school. The school currently has twenty-three staff members and provides educational service for up to 230 students.

ANALYSIS:

The proposed project belongs to a class of projects that has been determined to be categorically exempt from environmental review under the California Environmental Quality Act (CEQA). The project is a minor expansion of an existing educational facility and will not result in direct and significant adverse effects upon the existing environmental setting.

If **conditionally approved** by the Planning Commission 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 with surrounding land uses.

ANALYSIS CONCLUSION

Comments received from various agencies were generally supportive of the project.

Therefore, staff has developed recommended conditions of project approval designed to promote orderly development of the Paradise Community and to reduce any adverse impacts related to the proposed project to a less than significant level. Accordingly, staff is recommending project approval, based upon the following findings and subject to the following list of conditions of project approval:

REQUIRED FINDINGS FOR APPROVAL:

- a. Find that the proposed project is categorically exempt from environmental review pursuant to CEQA Guidelines Section 15314 (Class 14).
- b. Find that the project, **as conditioned**, is consistent with the goals and policies of the Paradise General Plan, because the proposed land use will serve a community purpose and adequate infrastructure would be in place to serve the project.
- 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 Community Services (C-S) zone is intended to accommodate educational facility land uses such as the proposed project.
- d. Find that the requirements assigned to this proposed site plan review permit modification application (PL18-00087) are appropriate and necessary to promote the orderly development of the surrounding area and need to be completed at the time of the issuance of a certificate of occupancy, unless conditioned otherwise.
- e. 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 long-established agricultural and residential land uses;
 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:

Move to adopt the required findings as provided by staff and approve the Children's Community Charter School site plan review permit modification application (PL18-00087), proposing a minor expansion for an existing charter elementary school facility on property located at 6830 Pentz Road (APN 050-220-126) subject to the following modified conditions (added text is shown as **shaded**; deleted text in ~~strikeout~~):

GENERAL CONDITIONS OF USE PERMIT 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, the use permit may become subject to revocation by the Town of Paradise.

CONDITIONS TO BE MET PRIOR TO THE ISSUANCE OF A BUILDING PERMIT

GENERAL

- ~~2. Submit a preliminary title report (or equivalent, as determined by the Town Planning Director) to verify easements of record. Properly abandon any easements the conflict with the design of the proposed project.~~
2. Secure Architectural Design Review approval for the proposed building façade.

DRAINAGE & GRADING

3. Submit a storm water mitigation plan, in the form of a Post-Construction Standards Plan, for approval by the Town Engineer. The plan must address how the additional storm water drainage from new impervious surfaces will be detained, rerouted, or otherwise mitigated to prevent adverse impacts to any downstream neighboring properties.
4. Submit an Erosion & Sediment Control Plan, for temporary construction BMPs, for approval by the Town Engineer.
5. If more than 50 cubic yards of soil is to be displaced, apply for and secure town issuance of a grading permit satisfying all engineering division requirements and the current adopted edition of the UBC. Pay applicable grading permit fees per current fee schedule.

CONSTRUCTION CODES

- 6.4. Meet the requirements of the Town Building Official regarding submittal of construction plans, building permit applications, and all applicable Town adopted construction code requirements for any construction work subject to the requirements of the Uniform Building Code including a separate Accessibility site plan that is reviewed and approved by a State of California Certified Access Specialist **prior to** submission to the Town of Paradise.

SANITATION

7. Apply for, and secure, an onsite sanitation permit for the connection of the restroom building to the existing septic system.

FIRE PROTECTION

- 8.5. Meet the requirements of the Paradise Fire Department, ~~regarding verification of the minimum required fire flow for the proposed project~~ via the installation of an additional fire hydrant, to the satisfaction of the Town Fire Marshal and Paradise Irrigation District, ~~and provide evidence thereof to the Town Building Official.~~

CONDITIONS TO BE MET PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY

SANITATION

9. Complete the connection of the restroom building to the existing sewage disposal system in a manner deemed satisfactory to the Town Onsite Sanitary Official.

FIRE PROTECTION

- 10.6. Meet all other requirements of the Paradise Fire Department in accordance with written comments received from the ~~Town Fire Marshal dated May 3, 2018~~ Paradise Fire Department dated March 22, 2009 and on file with the Town Community Development Department. ~~Provide evidence thereof to the Town Building Official.~~

SITE DEVELOPMENT

- 11.7. Establish and maintain a ~~fifty~~ ten foot building setback area between the ~~centerline of Rock House Lane~~ north project site boundary and the proposed portable classrooms.

CONDITIONS OF LAND USE

- 12.8. Activities within the proposed classroom shall not involve the use of storage of hazardous materials unless previously authorized by the Paradise Fire Department.
13. Maintain compliance with the conditions of Site Plan Review Permit SR-00-005 which authorized the establishment of a K-8 charter school.

**LIST OF ATTACHMENTS FOR CHILDREN'S COMMUNITY CHARTER SCHOOL SITE
PLAN REVIEW MODIFICATION APPLICATION (PL18-00087)**

1. Project site vicinity map
2. Notice sent to surrounding property owners and the Paradise Post for the May 15, 2018 public hearing
3. Mailing list of property owners and agencies notified of the May 15, 2018 public hearing
4. Comments received from Building Official/Fire Marshal Tony Lindsey dated May 3, 2018
5. Comments received from Onsite Sanitary Official Bob Larson dated May 1, 2018
6. Comments received from Paradise Irrigation District representative Neil Essila dated April 25, 2018
7. Comments received from Town Engineer Marc Mattox on March 22, 2018
8. Comments received from Acting Police Chief Eric Reinbold on March 12, 2018
9. Completed site plan review permit application submitted by Children's Community Charter School on April 23, 2018
10. Project description submitted by Alan Chambers of Eagle Architects
11. Site plan for the Children's Community Charter School project (24" X 36")
12. CEQA Notice of Exemption for the Children's Community Charter School project

NOTICE OF PUBLIC HEARING: PARADISE PLANNING COMMISSION

NOTICE IS HEREBY GIVEN by the Paradise Planning Commission that a public hearing will be held on **Tuesday, May 15, 2018 at 6:00 p.m.** in the Town Hall Council Chambers, 5555 Skyway, Paradise, CA, regarding the following project:

- a. Item determined to be exempt from environmental review

CHILDREN'S COMMUNITY CHARTER SCHOOL (CCCS) SITE PLAN REVIEW MODIFICATION (PL18-00087) APPLICATION: Request for Town approval of a Site Plan Review Permit Modification application to install two additional relocatable classroom buildings (1,920 sq ft) and one additional restroom building (480 sq ft), with no expansion of student enrollment, within portions of an existing charter school facility upon a +/-4.13 acre property zoned Community Services and located at 6830 Pentz Rd in Paradise. (AP No. 050-220-126)

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 Commission at, or prior to, the public hearing. For further information please contact the Development Services Department at (530) 872-6291 x111.

CRAIG BAKER
Planning Director



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050-220-126-000
CHILDRENS COMMUNITY CHARTER
SCHOOL CORP
6830 PENTZ RD
PARADISE CA 95969

050-140-080-000
CARPENTER LOREN J & WANDA J
P O BOX 1258
PARADISE CA 95967

050-220-131-000
VANORDER JOHN
P O BOX 153
PARADISE CA 95967

050-220-132-000
VANORDER DAVID ETAL
VANORDER JOHN
P O BOX 691
PARADISE CA 95967

050-220-048-000
LINEBARGER WILLIAM D & SUZANNE L REV
LIVING TRUST C/O LINEBARGER WILLIAM D
& SUZANNE L TRUSTEES
7083 PENTZ RD
PARADISE CA 95969

050-140-171-000
MAXWELL BANDI LIVING TRUST
C/O MAXWELL BANDI TRUSTEE
9 VIA FLORA CT
CHICO CA 95973

050-450-007-000
YARLETZ WILLIAM M ETAL
LEBLANC SHEILA
1677 PARADISEWOOD DR
PARADISE CA 95969

050-220-125-000
SAGE-DELUCA ASSOCIATED LLC
6854 PENTZ RD
PARADISE CA 95969

050-140-170-000
GARDNER GUSTAVE PATRICK & TERESA
CHARLENE
6845 PENTZ RD
PARADISE CA 95969

050-220-047-000
SCOFFERN LYNN C
6815 REXDALE LN
PARADISE CA 95969

050-220-045-000
WARNER FAMILY TRUST
WARNER STEPHEN & VAUDIS TRUSTEES
P O BOX 282
FAIRFAX CA 94978

050-220-134-000
GERVAIS LOUIS R & LOIS M
6814 PENTZ RD
PARADISE CA 95969

050-450-001-000
WINSTEAD GREGORY B & JANET R TRUST
C/O WINSTEAD GREGORY B & JANET R
TRUSTEES
1698 PARADISEWOOD DR
PARADISE CA 95969

050-450-008-000
MUTO JOSEPH T & COLLEEN E TRUST
(SURVIVOR SUBTRUST
C/O MUTO COLLEEN E TRUSTEE
1695 PARADISEWOOD DR
PARADISE CA 95969

050-140-026-000
HOUGHTON JAMES SCOT
PO BOX 2978
PARADISE CA 95967

050-220-127-000
NOONAN MICHAEL
1805 ROCK HOUSE LN
PARADISE CA 95969

050-220-019-000
SMITH EDWARD N AND MARILYN A
PO BOX 1473
PARADISE CA 95967

050-220-046-000
KRABbenhoeft CAROL H
PO BOX 2031
CHICO CA 95927

050-220-044-000
SEAHOLM JODI LEANNE
6810 REXDALE LN
PARADISE CA 95969

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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. 2nd Street #3
Chico, CA 95928

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

MEMORANDUM

TO: Susan Hartman
FROM: Tony Lindsey Building Official/Fire Marshal
SUBJECT: 6830 Pentz Rd.
DATE: May 3, 2018

Preliminary Development Review for a conceptual plan to install three additional portable buildings (2 classrooms and 1 restroom) within an existing charter school facility on property zoned CS.

Required for permit issuance.

1. Building permit application. Three (3) complete, full size, scaled, California Building Standards compliant plan sets must be submitted for plan review including: Building plans with Architect or Engineer wet signed and stamped, Two (2) sets of wet signed Structural engineering calculations.
2. The Town of Paradise is located in seismic category D, 110 wind speed, weathering moderate, frost depth line 12". Notable the Town of Paradise is located in a Very-High Fire Hazard Severity Zone, all structures shall meet all the requirements of California Building Code Chapter 7A Materials and Construction Methods for exterior wildfire exposure.
3. The minimum design snow load and roof live load for the Town of Paradise shall be thirty (30) pounds per square foot at 1,800 feet and elevations above. 6830 Pentz is approximately 2,162 feet (Google Earth).
4. Please submit a separate Accessibility site plan sheet detailing accessibility requirements of California Building Code Chapter 11B. The submitted site does not include many accessible features. The Accessibility site plan is required to be certified by a Certified Access Specialist.
5. A hazardous materials inventory and disclosure shall be provided with a complete listing of MSDS sheets, storage locations and a technical report shall be submitted for review and approval prior to or as part of the submission for a building permit.

Required before construction

1. One (1) on street hydrant shall be required. (As detailed on provided site plan) Maximum 400' by an approved path of travel. The proposed site is beyond the distance of both street hydrants and to continue would require the installation of an additional on site hydrant.

Required prior to issuance of Certificate of Occupancy

1. Commercial fire access roads shall provide an access roadway with a minimum unobstructed width of twenty (20) feet wide and a minimum 13'6" vertical clearance. Additional width requirements may be applied to individual projects as determined by the Fire Marshal.
2. Roadways shall be extended to within one hundred and fifty (150) feet of all portions of the exterior walls as measured by an approved path of travel. An approved turn around shall be provided when the roadway exceeds one hundred and fifty (150) feet as directed by the Town of Paradise Fire Department. The submitted site plan shall be revised to meet this condition.
3. All fire apparatus access roadways must be maintained unobstructed and drivable by fire apparatus throughout the construction process. Access roadways shall be capable of holding an imposed load of 75,000 pounds including in adverse weather conditions. A soils report of the access roadway may be submitted which provides evidence of a 90-95% compaction of the soil along the access roadway. Access roadways that do not meet this requirement could be subject to a stop construction order until the roadway can be maintained.
4. Fire lane designations shall be required for all fire access roadways. Posted signs which state "FIRE LANE, NO PARKING" shall be installed on both sides of the roadway. All fire lanes shall be marked and identified prior to Certificate of Occupancy.
5. Prior to final inspection or occupancy, hand portable fire extinguishers are required to be installed as directed by Town of Paradise Fire Department staff. The size, location, and markings shall be illustrated on the floor plan of the construction documents. Prior to installation the client is directed to request a fire inspection to confirm the locations of the fire extinguishers due to field changes of business systems.
6. Permanent commercial/industrial three-dimensional street numbers, minimum twelve (12) inches in height, shall be provided on the address side of the building at the highest point and furthest projection of the structure. The address shall be visible from the street and shall not be obstructed in any manner. Address numbers and suite numbers are required to be installed or painted on the rear of access doors to multiple suite facilities. Numbers or letters shall be a minimum of six (6) inches in height and placed on a contrasting background.
7. All flammable vegetation shall be removed from each building site with slopes less than fifteen percent (15%) at a minimum distance of one hundred (100) feet from all structures or to the property line, whichever is less.
8. Knox emergency access key box is required at each building, with specific mounting locations approved by the Town of Paradise Fire Department. Recessed mount key boxes are required. Premise keys for all buildings and areas shall be marked and placed in the box prior to final inspection to ensure emergency access. The building owner/occupants shall provide replacement keys whenever locks are changed.

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

DEVELOPMENT REVIEW REQUEST

TO: Engineering, CSS, PID, Onsite, Police, and Business & Housing

FROM: Susan Hartman, Assistant Planner (872-6291 x 114)

REQUEST: Review and provide written comments

DESCRIPTION OF PROJECT: Site Plan Review modification application to install two additional classrooms and two restroom buildings, to serve the existing school population, within an existing charter school facility on a 4.13 ac property zoned Community Services (CS).

LOCATION: 6830 Pentz Rd

APPLICANT: Eagle Architects (Alan Chambers)

AP NOS.: 050-220-126

CONTACT PHONE: 530-898-0123

DATE DISTRIBUTED: April 23, 2018

WRITTEN COMMENTS DUE BY: May 1, 2018

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

___ YES

☒ YES, WITH CONDITIONS

___ NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS:

A PERMIT WILL NEED TO BE SECURED FOR THE CONNECTION
OF THE NEW RESTROOMS TO THE EXISTING WASTEWATER SYSTEM

EX 5/1/18

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.



PARADISE IRRIGATION DISTRICT

6332 Clark Road, Paradise CA 95969 | Phone (530)877-4971 | Fax (530)876-0483

April 25, 2018

Town of Paradise
Attn: Susan Hartman
5555 Skyway
Paradise, CA 95969

Subject: Children's Community Charter School Site Plan Review Application,
PL18-00087, 6830 Pentz Road, APN 050-220-106.

Dear Susan:

Thank you for the opportunity to review the above referenced site plan review application. The following comments apply to the project as proposed.

1. This property is currently served by a 2-inch water meter. A Reduced Pressure Principle backflow prevention assembly protects the meter service.
2. A 12-inch water main is located in Pentz Road, fronting the subject property.
3. There is an existing fire hydrant (S841) near the northeast corner of the subject property. Hydrant flows in the area appear to be satisfactory.
4. Static pressure in this vicinity is approximately 100 psi.
5. The proposed new fire hydrant can be a public hydrant as long as the pipeline to the hydrant is located within five feet of the center of the 60-foot wide road and public utility easement for Rock House Lane. If a curb is not constructed to keep traffic movements clear of the proposed hydrant, bollards must be installed to protect the hydrant from vehicle strikes.

Please contact me at 876-2037 if you have any questions regarding these comments.
Thank you.

Sincerely,

Neil J. Essila
Assistant Engineer

Cc: Eagle Architects
Rancho Engineering



TOWN OF PARADISE
5555 Skyway
Paradise, CA 95969
(530) 872-6291

MEMO

Date: March 22, 2018
To: Craig Baker, Community Development Director
From: Marc Mattox, Public Works Director / Town Engineer
RE: Preliminary Development Review – Children’s Community Charter School

The following are my comments relative to the proposed project.

1. Storm Drainage & Grading
 - a. Proposed work qualifies as a “Small Project” under the Post-Construction Standards Plan (more than 2,500SF and less than 5,000 SF increase in impervious area. Details attached.
 - b. Erosion & Sediment Control Plan required for temporary construction BMPs. Template and Instructions attached.
 - c. Engineered grading plan required (greater than 50CY of soil disturbance). Details attached.
2. Engineering Division Approvals Required (Dependent on expansions size):
 - a. Grading Plan Review
 - b. Post-Construction Standards Plan Review (Small Project)
 - c. Erosion and Sediment Control Plan Review

Traffic flow patterns for pick up and drop off have been reviewed by staff. Currently there are no issues with ingress and egress that warrants consideration of Condition 3 of the November 6, 2000 Site Plan Review Permit. These findings may change in the future based on actual conditions at that time.

**TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT**

PRELIMINARY DEVELOPMENT REVIEW REQUEST

TO: Engineering, CSS, PID, Onsite, Town Manager, & Police

FROM: Susan Hartman, CDD Manager/Assistant Planner

REQUEST: Review, prepare written comments and attend PDR meeting

DESCRIPTION OF PROJECT: Preliminary Development Review for a conceptual plan to install three additional portable buildings (2 classrooms and 1 restroom) within an existing charter elementary school facility on property zoned Community Services (CS).

LOCATION: 6830 Pentz Rd

AP NOS.: 050-220-126

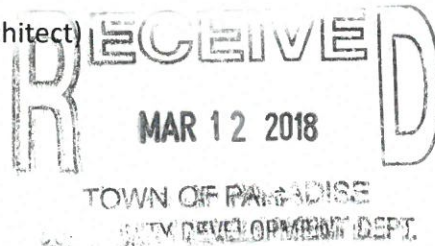
APPLICANT: Alan Chambers (Architect)

CONTACT PHONE: 530-898-0123

DATE DISTRIBUTED: March 8, 2018

WRITTEN COMMENTS DUE BY: March 22, 2018

PDR MEETING TIME AND DATE: 10:00 am, March 22, 2017



PLEASE ARRANGE TO HAVE A REPRESENTATIVE FROM YOUR AGENCY OR DEPARTMENT ATTEND THE SCHEDULED MEETING TO PROVIDE AND DISCUSS YOUR WRITTEN COMMENTS.

COMMENTS:

NO HISTORY OF "TRAFFIC COMPLAINTS" @ THIS
LOCATION.

NO CONCERNS @ THIS TIME

 3/12/18 Eric Reinbold
Lieutenant

ATTACH ADDITIONAL SHEETS IF NECESSARY. PLEASE MAKE A COPY FOR YOUR RECORDS.

DEPARTMENTAL USE ONLY:

Receipt No. 32532 Fee 811.12
Project No. 248-00087

**TOWN OF PARADISE
APPLICATION FOR SITE PLAN REVIEW PERMIT**

Applicant Steve Hitchko Phone 530-877-2227

Applicant's Mailing Address 6830 Pentz Road Paradise, CA. 95969

Applicant's email address shitchko@paradisecccs.org Fax N/A

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

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

Owner's Name Children's Community Charter School Phone 530-877-2227

Owner's Mailing Address 6830 Pentz Road Paradise, CA. 95969

Property Address 6830 Pentz Road Parcel Size 4.13 acres 179,902 SF

Engineer (Name, Address) Eagle Architects 349 Silver Lake Drive Chico, CA. 95973

Engineer Phone 530-898-0123 Fax N/A Email alan@eaglearchitects.com

AP Number(s) 050-220-126 Zone CS Existing Use School

Detailed project description: (attach additional sheets if necessary) See attached project description

Purpose of project: To create two additional classrooms & 2 restrooms (boys & girls)

Radial distance to the nearest billboard N/A

Sq. ft. of proposed structure/project 2400 SF Approx. no. yards of cut/fill 200CY Cut/100CY Fill

Percentage increase in area of structures on site (example: A 250 sq. ft. addition to a 1,000 sq. ft. building = 25%) 18%

Distance to nearest fire hydrant 200 ft. Distance from centerline 55 ft.

Days/hours of operation: Days M-F Hours 8-4 Proposed no. of employees 23

Residential Density N/A Max. occupancy 230 Students Max. height of proposed structure/project 12 ft.

Describe exterior design and exterior finish (Attach additional sheet(s) if necessary.): Modular classroom & toilet bldgs. T-11 siding painted

Method of sewage disposal? Existing 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 4/23/2018

Property Owner Signature [Signature] Date 4/23/2018
(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.

Eagle Architects

Alan S. Chambers
Architect/Owner
349 Silver Lake Dr
Chico CA 95973
achambers112@yahoo.com
(530) 898-0123

To: Town of Paradise

From: Eagle Architects

Date: 3/6/18

Re: Project Description, Children's Community Charter School

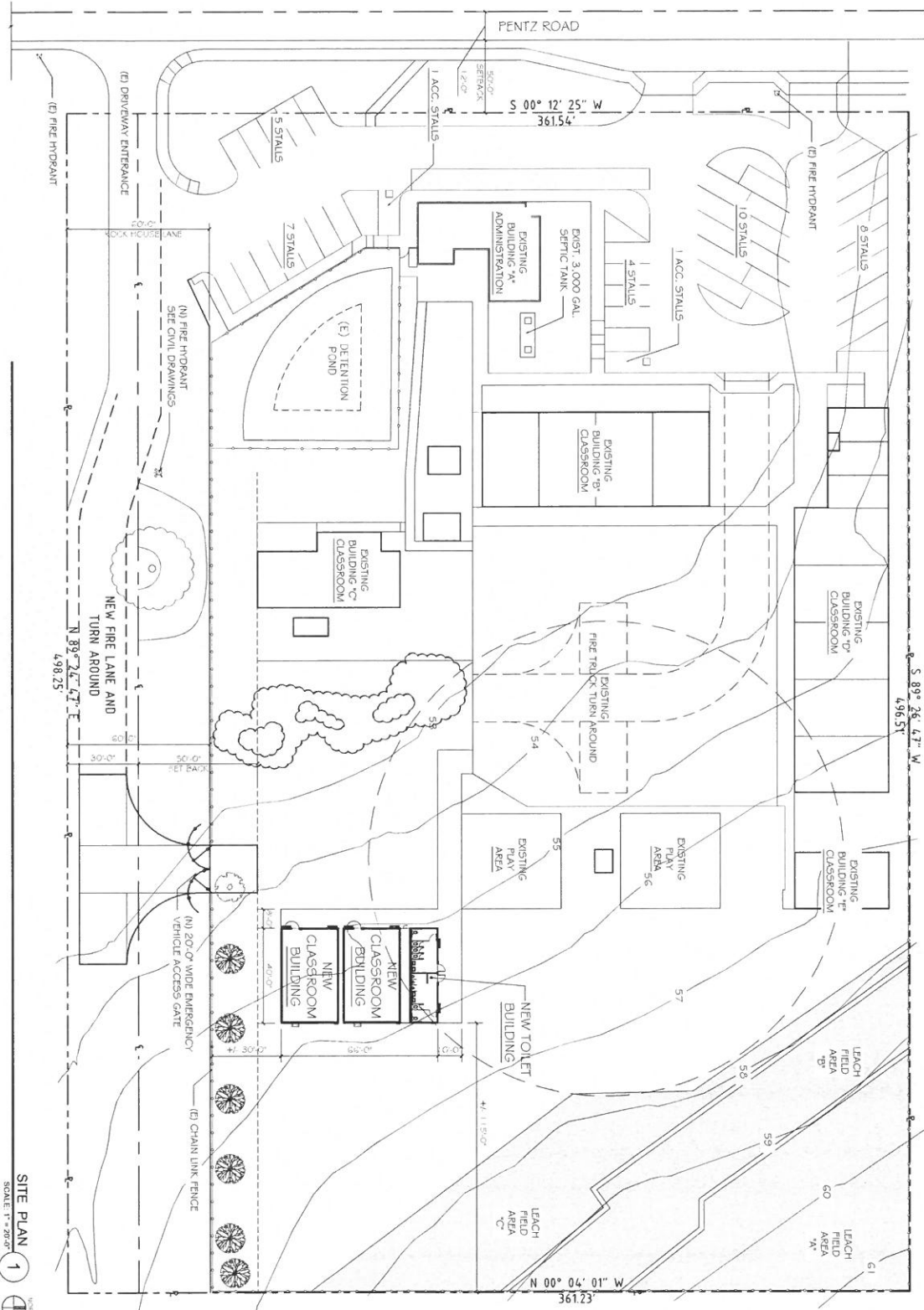
Children's Community Charter School is a publicly funded, 501(c) (3) non-profit, public charter school. The School has a need for modern classrooms to replace an aging mobile home that is used for educational services. The school is planning on replacing it with two (2) 24' x 40' modular classrooms and a separate modular restroom building, installed on grade within our current campus footprint. The School intends to have these facilities on-line by the beginning of the 2018-2019 school year.

Sincerely,

Alan S. Chambers

PROJECT DATA		PROJECT INFORMATION	
ASSESSOR PARCEL NO.	050-220-126	EXISTING SITE AREA (A, B+C)	179,292 sq. ft. 100%
OWNER/PRITE ADDRESS	CHILDREN'S COMMUNITY CHARTER SCHOOL 4330 PENTZ ROAD PARADISE, CA. 95969	EXISTING BUILDING AREA	14,026 sq. ft.
ZONE	EDUCATION	BUILDING A	1,550 sq. ft.
CONSTRUCTION TYPE	EDUCATION	BUILDING B	1,725 sq. ft.
INTENDED OCCUPANT USE	EDUCATION	BUILDING C	1,725 sq. ft.
FIRE SPRINKLERS	NO	BUILDING D	1,725 sq. ft.
BLOS. HEIGHT	35'-0" MAX	BUILDING E	1,725 sq. ft.
		BUILDING F	1,725 sq. ft.
		BUILDING G	1,725 sq. ft.
		BUILDING H	1,725 sq. ft.
		BUILDING I	1,725 sq. ft.
		BUILDING J	1,725 sq. ft.
		BUILDING K	1,725 sq. ft.
		BUILDING L	1,725 sq. ft.
		BUILDING M	1,725 sq. ft.
		BUILDING N	1,725 sq. ft.
		BUILDING O	1,725 sq. ft.
		BUILDING P	1,725 sq. ft.
		BUILDING Q	1,725 sq. ft.
		BUILDING R	1,725 sq. ft.
		BUILDING S	1,725 sq. ft.
		BUILDING T	1,725 sq. ft.
		BUILDING U	1,725 sq. ft.
		BUILDING V	1,725 sq. ft.
		BUILDING W	1,725 sq. ft.
		BUILDING X	1,725 sq. ft.
		BUILDING Y	1,725 sq. ft.
		BUILDING Z	1,725 sq. ft.

PAVED AREA (CONCRETE & AC)		AREA PERCENTAGES	
EXISTING PAVED AREA CONCRETE & AC	55,250 sq. ft.	EXISTING + NEW TOTAL PAVED AREA	142,426 sq. ft. 100%
NEW PAVED AREA	1,725 sq. ft.	EXISTING + NEW TOTAL PAVED AREA	57,275 sq. ft. 31%
TOTAL PAVED AREA	57,275 sq. ft.	EXISTING TOTAL LANDSCAPE AREA	105,121 sq. ft. 59%
		TOTAL EXISTING SITE AREA (A, B+C)	179,292 sq. ft. 100%
LANDSCAPE AREA		EXISTING PARKING	
EXISTING LANDSCAPE AREA	105,121 sq. ft.	EXISTING STALLS	34 STALLS
		EXISTING + NEW TOTAL STALLS	42 STALLS
		TOTAL EXISTING STALLS	35 STALLS



SITE PLAN

Scale: 1" = 20'-0"

SP1

Site work for, Two relocatable classroom building and
One relocatable Toilet room building
for the
Children's Community Charter School
6830 Pentz Road, Paradise California 95969

PARADISE BUTTE COUNTY CALIFORNIA

ALAN CHAMBERS
Architect

319 Silver Lake Drive
Chico, Ca. 95973
530-898-0123

NOTICE OF EXEMPTION

To: File: AP No: 050-220-126; [PL18-00087]

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

Project Title: Children's Community Charter School Site
Plan Review Modification Permit

Project Applicant: Children's Community Charter School

Project Location: 6830 Pentz Rd

Project Description: Site Plan Review permit modification to install two additional portable classroom buildings and one restroom building, to serve the existing student population, within an existing charter school facility.

Approving Public Agency: Town of Paradise

**Person or Agency
Carrying Out Project:** Children's Community Charter School

Exempt Status: _____ Ministerial (Section 15268)
_____ Emergency Project (Section 15269)
_____ General Rule Exemption (Section 15061)
 X Categorical Exemption
Section 15314 Class 14

Reason for Exemption: Not increasing the student population by more than 25% or ten classrooms.

Contact Person: Susan Hartman, CDD Manager/Asst Planner
(530) 872-6291 ext. 114

Signature:



Town Planning Director

Date:
